Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists

9 Burland Road, Newcastle, ST5 7ST

£325,000

- A Detached House
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom With White Suite
- GF Cloaks/Wc & Utility Room
- Cul-De-Sac Location
- South East Facing Rear Garden
- Garage

Situated on Burland Road, Newcastle-under-Lyme in a quiet cul-de-sac location this beautiful four-bedroom detached home offers generous living accommodation, making it an ideal choice for families seeking space, comfort and practicality!

The property boasts a wealth of living space, complemented by a well-appointed utility room with convenient access to the integral garage. The ground floor also benefits from a useful WC, adding to the practicality of the accommodation.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with the added luxury of an en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property enjoys a particularly attractive south east-facing garden, providing a wonderful outdoor space to relax, entertain guests and make the most of the sunshine.

Combining spacious interiors, excellent family accommodation and desirable features, this lovely detached home presents a fantastic opportunity for buyers looking for their next family home!

For more information call or e-mail us.

GROUND FLOOR

ENTRANCE HALL
Fitted carpet. Radiator. UPVC double glazed front door.

LIVING ROOM
13'9 x 13'1 (4.19m x 3.99m)
Fitted carpet. Radiator. UPVC double glazed bay window. Electric fire.

DINING ROOM
9'7 x 9'0 (2.92m x 2.74m)
Fitted carpet. Radiator. UPVC double glazed door into the garden.

KITCHEN
16'3 max, 9'7 min x 9'7 max, 5'6 min (4.95m max, 2.92m min x 2.92m max, 1.68m min)
Tiled floor. Radiator. UPVC double glazed window. Storage cupboard. Range of wall cupboards and base units with integrated oven and gas hob. Breakfast bar.

REAR HALL
Tiled floor. UPVC double glazed door.

UTILITY
6'0 x 5'0 (1.83m x 1.52m)
Tiled floor. Radiator. UPVC double glazed window. Plumbing for washing machine. Cupboard containing the gas boiler. Access to the garage.

CLOAKS/WC
4'10 x 3'10 (1.47m x 1.17m)
Tiled floor. Radiator. UPVC double glazed window. Wash basin and wc.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Store cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE
13'1 x 11'00 (3.99m x 3.35m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

EN-SUITE
6'9 max x 4'11 min (2.06m max x 1.50m min)
Laminate flooring. Radiator. UPVC double glazed window. Shower enclosure, wash basin in vanity unit and wc. Tiled walls.

BEDROOM TWO
9'10 x 7'9 (3.00m x 2.36m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BEDROOM THREE
9'3 x 9'2 (2.82m x 2.79m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM FOUR
8'0 x 7'7 (2.44m x 2.31m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BATHROOM
6'5 x 6'2 (1.96m x 1.88m)
Tile effect flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Tiled walls.

OUTSIDE
The South East facing garden has a patio area, lawn and borders.

The front garden is lawned and has a driveway providing off road parking which leads to the...

ATTACHED GARAGE
16'7 x 8'4 (5.05m x 2.54m)
Electric door. Storage space.

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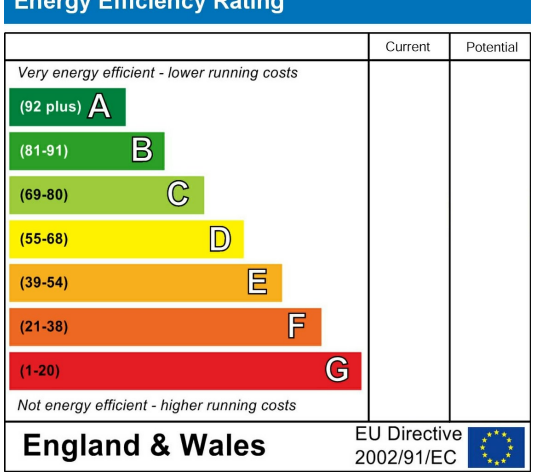

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

Deans Ln
Deans Ln
Audley Rd
Aston Rd
Cedar Rd
Waterhayes Park
Google
Map data ©2026 Google

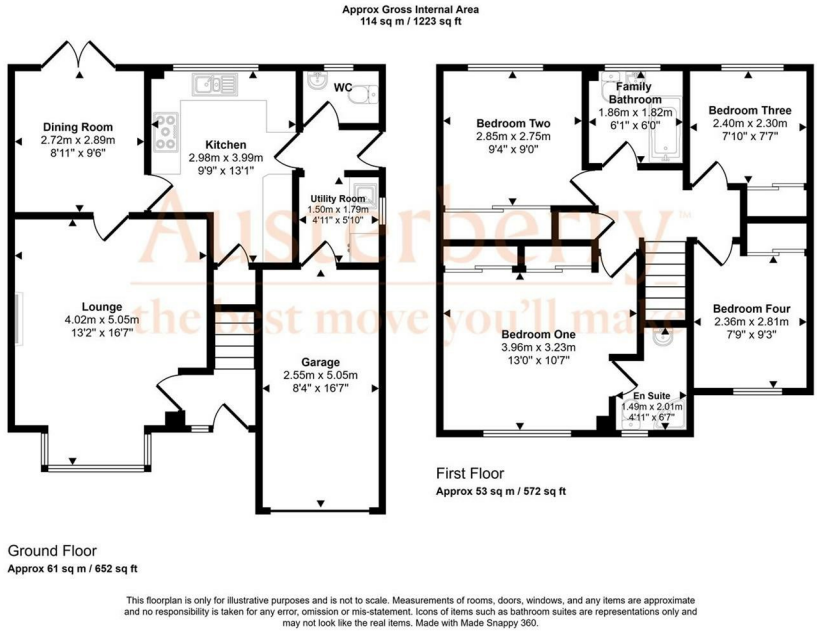
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C

PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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