



## 98 Leycett Road, Newcastle, ST5 6AU

**Offers in the region of £180,000**

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"Old walls, new ideas - the elegance of history with the ease of modern life"

A beautifully presented two-bedroom end terrace home in the semi-rural Scot Hay, updated to an exceptional standard with modern living spaces and stylish bathrooms. The open-plan living/dining room features exposed brick fire recesses and French doors to the rear garden, while the compact kitchen and ground-floor bathroom combine traditional and contemporary design. Upstairs offers two generous double bedrooms, including a principal with en-suite, and the property benefits from a private garden and detached double garage. Set in a peaceful countryside location, yet within easy reach of Newcastle-under-Lyme and its amenities.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agents Comments

Beautifully presented and finished to an exceptional standard throughout, this charming two-bedroom end terraced home enjoys a picturesque setting in the semi-rural area of Scot Hay. The property has been thoughtfully updated by the current owner to provide stylish, modern living spaces that blend seamlessly with its traditional character.

An inviting entrance hall leads into the impressive open-plan living and dining room, a warm and welcoming space featuring two exposed brick fire recesses and French doors opening out to the rear garden. From the dining area, stairs rise to the first floor, while a door leads through to the kitchen at the rear. Compact yet well-designed, the kitchen offers a range of units and integrated appliances, flowing through to a stunning ground-floor bathroom complete with a freestanding clawfoot bath and sleek black fittings – a perfect balance of classic and modern style.

To the first floor, a light and airy landing provides access to two generous double bedrooms. The principal bedroom enjoys a fabulous en-suite shower room, while the second bedroom benefits from built-in storage.

Externally, the property boasts a private, enclosed, low-maintenance rear garden and a detached double garage. Perfectly positioned amidst open countryside, this delightful home offers the best of both worlds – a tranquil rural lifestyle with easy access to Newcastle-under-Lyme and its excellent local amenities.

### Location

Scot Hay is a charming semi-rural hamlet set amidst open Staffordshire countryside, offering a peaceful and scenic lifestyle. The area is renowned for its tranquil surroundings, rolling fields, and scenic walking routes, making it ideal for those who appreciate country living. Despite its rural setting, Scot Hay is well connected, with easy access to Newcastle-under-Lyme, providing a range of shops, schools, and local amenities. The nearby towns and villages also offer excellent commuting

links to the wider Staffordshire area, combining the best of countryside serenity with everyday convenience.

### Entrance Hall

10'8" x 4'0" (3.27 x 1.24)

Composite entrance door to the front aspect. Tiled flooring. Ceiling light. Storage cupboard off. Door leading into: –

### Living Dining Room

12'5" extending to 16'9" x 25'7" (3.79 extending to 5.13 x 7.81)



Laminate flooring. Radiator. Wall mounted upright radiator. Two exposed brick feature fire recesses with wooden mantles. uPVC window to the front aspect. uPVC French doors leading to the rear garden. Three ceiling lights. Stairs leading to the first floor. Door leading into: –

## Kitchen

11'11" x 7'6" (3.64 x 2.31)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over and single electric oven. Plumbing automatic washing machine. Space for under counter fridge and freezer. Tiled flooring. Tiled walls. Sealed unit double glazed window to the side aspect. Wall mounted upright radiator. Ceiling light. Opening into: –

## Rear porch

Tile flooring. Heart tile walls. uPVC door leading to the rear garden. Door leading into:–

## Bathroom

7'5" x 5'2" (2.28 x 1.60)



Fitted with a suite comprising of freestanding

clawfoot double ended bath with wall mounted shower mixer tap, low-level WC and vanity unit housing a countertop wash hand basin with mixer tap. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

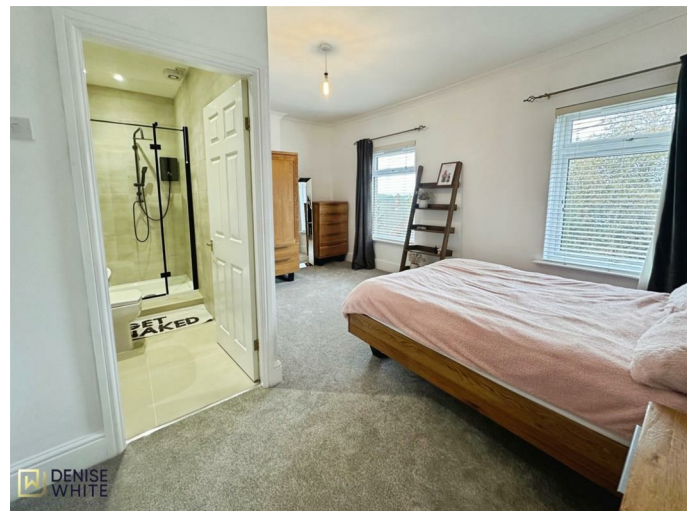
## First Floor Landing



Carpet. Sealed unit double glazed window to the rear aspect. Ceiling light. Loft access. Doors leading into: –

## Bedroom One

16'9" x 13'0" max overall (5.13 x 3.97 max overall)



Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light. Door leading into: –



## Ensuite

9'4" x 3'10" (2.86 x 1.19)



Fitted with a suite comprising of fully tiled shower cubicle with rainfall showerhead, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Ceiling spotlights.

## Bedroom Two

11'10" x 10'9" (3.62 x 3.29)



Laminate flooring. Radiator. Sealed unit double glazed window to the rear aspect. Built-in storage cupboard. Ceiling light.

## Outside



To the rear of the property there is a private and enclosed garden comprising of a patio seating area from which steps lead up to an AstroTurf lawn. A pedestrian door provides access to the garage and gated access leads to both the front and rear of the property.

## Garage

15'7" x 15'0" (4.76 x 4.58)



Up and over door to the front aspect. Power and light. Pedestrian door leading to the rear garden. Opening into:-

## Store Room

9'6" x 9'0" (2.92 x 2.75)

Plumbing for washing machine. Power and light. Window to the side aspect.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle under Lyme Council Band A

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

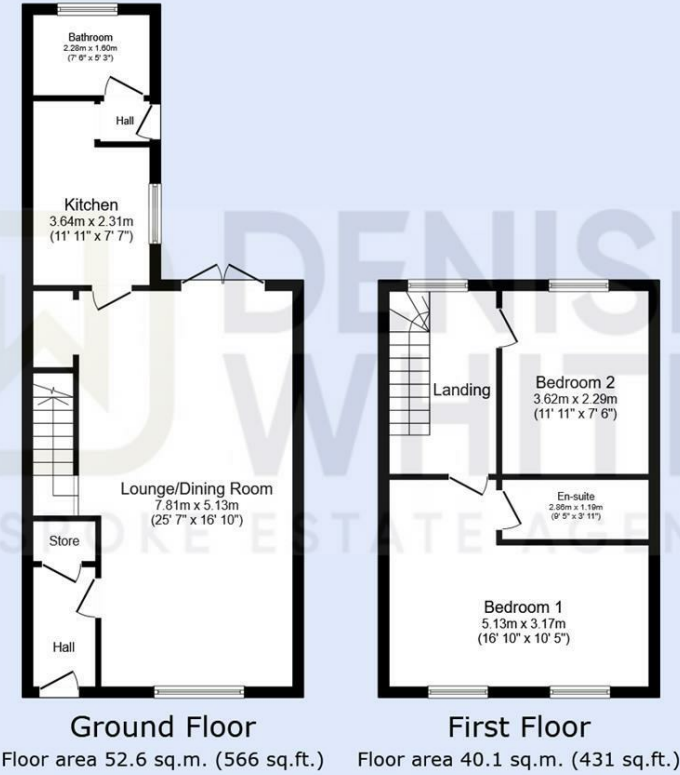
## You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Total floor area: 92.7 sq.m. (998 sq.ft.)

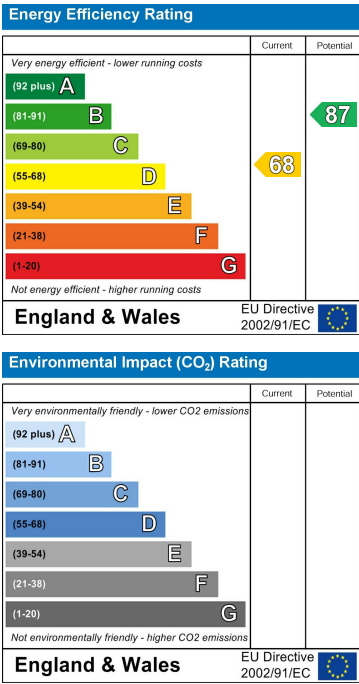
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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