



## 8 Holden Avenue, Newcastle Under Lyme, ST5 0NX

**Guide price £300,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

\*\*\* GUIDE PRICE £300,000 TO £325,000 \*\*\*

"The ache for home lives in all of us. The safe place where we can go as we are and not be questioned." – Maya Angelou

A Beautifully Extended And Fully Renovated Traditional Home, Blending Character Features With Modern Open-Plan Living. The Property Offers A Stylish Kitchen, Spacious Family Area With Vaulted Ceiling,

## Denise White Agent Comments

A beautifully reimagined traditional home, thoughtfully extended and fully refurbished to deliver a striking blend of character and contemporary living. Positioned within the ever-popular May Bank area, the property enjoys close proximity to well-regarded schools, excellent transport links, and a wide range of amenities, with Newcastle town centre just a short distance away.

From the moment you step inside, the attention to detail is clear. The entrance hall, complete with classic Minton tiled flooring, sets the tone for what follows. To the front, a bay-fronted lounge offers a cosy retreat, while to the rear the home opens up into an impressive open-plan space designed for modern family life. Here, a stylish fitted kitchen flows seamlessly into dining and family areas, all enhanced by a vaulted ceiling with exposed French oak beams. Large bi-fold doors draw in natural light and create a seamless connection to the landscaped rear garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with fitted wardrobes to the principal room. The family bathroom has been finished to a high standard, featuring a sleek four-piece suite.

Externally, the property continues to impress. A block-paved driveway offers generous off-road parking, while the rear garden has been carefully landscaped to provide an attractive and private outdoor space.

A home that combines quality, space and style—early viewing is strongly advised.

## Location

Situated within the popular suburb of May Bank, this location is well regarded for its established residential feel and everyday convenience. The area offers easy access to Newcastle-under-Lyme town centre, where a wide range of shops, cafés and amenities can be found.

Families are particularly well served, with nearby

schooling including May Bank Infants' School and a number of additional primary and secondary options within close proximity .

For commuters, the area benefits from strong road links, with the A34, A500 and M6 motorway network all easily accessible, alongside regular bus services connecting the surrounding Potteries towns . Stoke-on-Trent railway station is also within a short drive, providing direct connections to major cities.

Overall, May Bank offers a balanced lifestyle—combining a quiet, residential setting with excellent access to transport, education and local amenities, making it a consistently popular choice for a range of buyers.

## Entrance Porch

7'6" x 2'5" (2.30 x 0.76)

Composite double doors to the front aspect. Minton tiled flooring. Inset spotlights. Door leading into:-

## Entrance Hall

12'0" x 7'5" (3.68 x 2.28)



Minton tiled flooring. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors leading into :-

## Lounge

12'3" x 10'10" (3.75 x 3.32)



Carpet. Radiator. uPVC bay window to the front aspect. Ceiling light.

## Kitchen Area

18'8" x 11'10" max (5.69 x 3.61 max)



Fitted with range wall base units with work surfaces over incorporating a Belfast sink unit with mixer tap. Integrated fridge freezer, oven, microwave and electric hob. Tiled flooring. Plumbing for washing machine. Obscured uPVC window to the side aspect. Ceiling light.

## Living Area

19'7" x 14'6" (5.97 x 4.43)



Tiled flooring. Radiator. Two Skylight Windows. Feature exposed French Oak Beams to the ceiling. Bifold doors to the rear aspect. Ceiling lights.

## WC

4'11" x 2'8" (1.52 x 0.83)

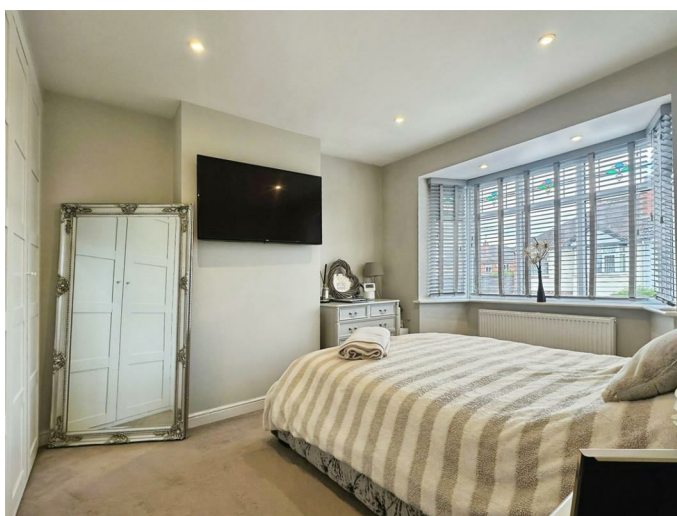
Fitted with a Low level WC. Obscured uPVC window. Ceiling light.

## First Floor Landing

Carpet. Obscured uPVC window. Loft access. Ceiling light. Doors leading into:-

## Bedroom One

12'7" x 10'8" (3.86 x 3.27)



Carpet. Radiator. Built-in wardrobes. uPVC Bay window to the front aspect. Inset Spotlights.

### Bedroom Two

9'11" extending to 11'10" x 10'9" max (3.04 extending to 3.62 x 3.28 max)



Carpet. Radiator. uPVC window to the rear aspect. Inset spotlights.

### Bedroom Three

7'3" x 7'0" (2.22 x 2.14)



Carpet. Radiator. Built in wardrobe. uPVC window to the front aspect. Inset Spotlights.

### Bathroom

8'6" x 8'3" (2.60 x 2.52)



Fitted with a suite comprising of shower cubicle with rainfall shower head, freestanding double ended claw foot roll top bath with central mixer taps, vanity wash hand basin unit, low level WC. Vinyl flooring. Heated towel rail. Obscured uPVC Windows to the rear and side aspects. Inset Spotlights.

### Outside

To the front of the property there is a block paved driveway which provides off road parking. Gated access to the side of the property leads to the rear garden.

### Rear Garden



To the rear, the property enjoys a well-kept and thoughtfully arranged garden, ideal for both

relaxation and entertaining. A spacious paved patio sits directly off the house, perfect for outdoor dining and seating, with modern bi-fold doors enhancing the indoor-outdoor flow. The lawn is neatly maintained and bordered by fencing and mature greenery, providing a good degree of privacy. There is ample space for family use, with room for play equipment or additional seating areas, making it a versatile and inviting outdoor space.

### **Agent Notes**

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under Lyme Band C

### **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 Will 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.

## 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.

## Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

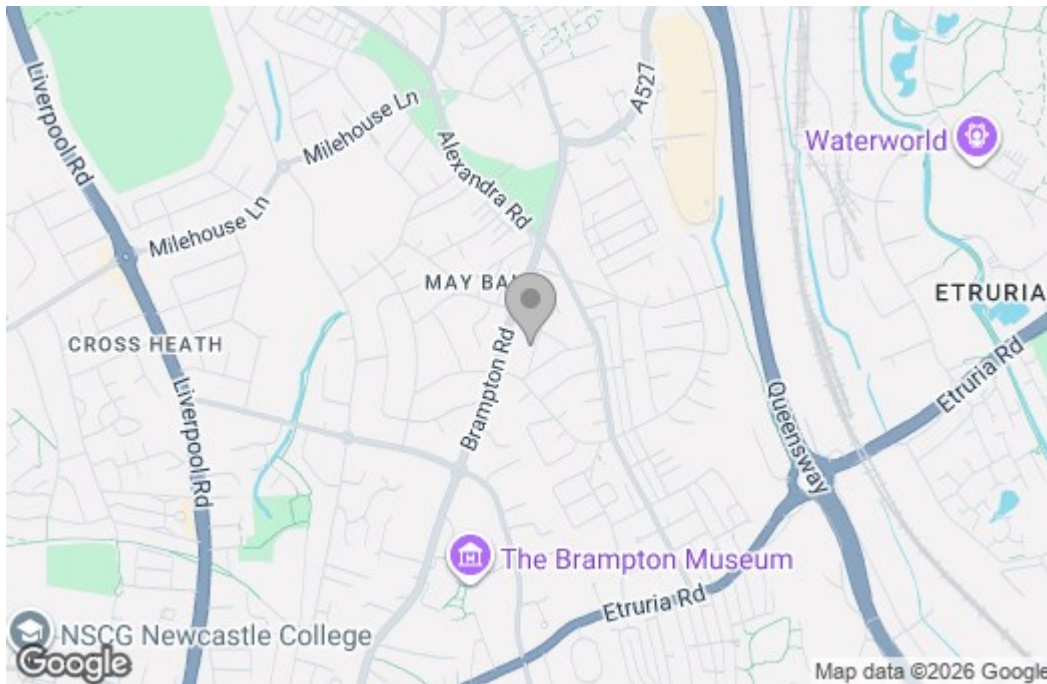
## Floor Plan



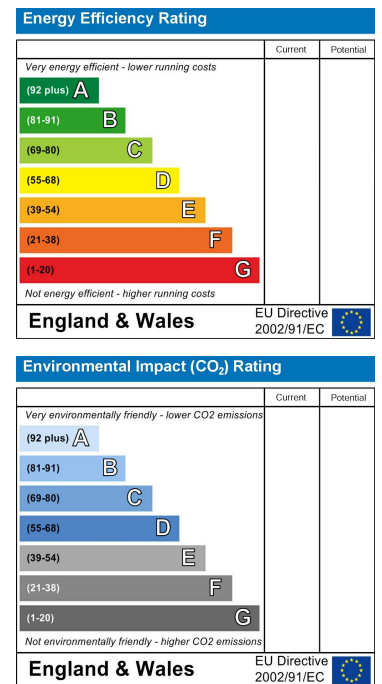
Total floor area: 107.9 sq.m. (1,161 sq.ft.)

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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.