PALACE AUCTIONS LONDON · DRAFT PARTICULARS

9 Woodrow Way

Chesterton, Newcastle-under-Lyme ST5 7AP



Detached	5	137 m²	£19,200	C
HOUSE	BEDROOMS	1,475 SQ FT (EPC)	RENT A YEAR	EPC RATING

Guide price: [to be confirmed]

Freehold investment, sold with the tenants in place · Let at £1,600 a month (£19,200 a year)

A spacious detached family home with a long-standing tenant

A well-presented detached house on a quiet residential close in Chesterton, offering five bedrooms over two floors with en-suite facilities to several rooms. It is let to a family who have been in occupation since 2020, producing £19,200 a year, and is offered freehold with the tenants in place.

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Description

9 Woodrow Way is a modern detached house on a popular estate in Chesterton, to the north of Newcastle-under-Lyme town centre. The house is brick built under a tiled roof, with a feature tile-hung bay to the front, uPVC double glazing and gas central heating.

Inside, the accommodation is generous for a house of this type, at about 137 m² (1,475 sq ft). The ground floor includes a bay-fronted lounge with fireplace, a separate dining room, a fitted kitchen, a ground-floor bedroom and a cloakroom. On the first floor are four bedrooms and a family bathroom, and several of the bedrooms have their own shower rooms.

The house is let to a family on a single assured shorthold tenancy. They have been in occupation since 2020, and the rent is currently £1,600 a month, giving £19,200 a year.

Location

Woodrow Way is a quiet residential close in Chesterton, with local shops and schools close by. Newcastle-under-Lyme town centre and Keele University are a short drive away. The A34 and A500 give access to Stoke-on-Trent and to the M6.

Key features

- Detached five-bedroom house
- Several en-suite shower rooms plus family bathroom
- Bay-fronted lounge and separate dining room
- Let at £19,200 a year to a family tenant since 2020
- Driveway parking
- EPC C, gas central heating
- Freehold, sold with the tenants in place

Accommodation

Ground floor	Entrance hall with stairs to the first floor · lounge with bay window and fireplace · dining room (shown on the plan as bedroom 5) · kitchen with gloss white units, gas hob, oven and space for appliances · ground-floor bedroom with en-suite facilities · cloakroom WC
First floor	Landing · principal bedroom with en-suite shower room · three further double bedrooms, with en-suite facilities as shown on the plan · family bathroom with bath and shower over
Outside	Tarmac driveway providing off-road parking and a planted front garden

Key information

Tenure	Freehold – title SF485346 (title absolute)
Tenancy	Assured shorthold tenancy to Mr and Mrs Turner, first let in 2020, renewed from 25 April 2025 and now continuing
Rent	£1,600 a month (£19,200 a year), payable on the 25th
Deposit	£1,600, protected with the Tenancy Deposit Scheme (TDS)
EPC	C (78), potential B (87) – valid to 16 February 2032
Floor area	137 m² (1,475 sq ft) per the EPC
Local authority	Newcastle-under-Lyme Borough Council
Council tax	[band to confirm]
Services	Mains gas central heating, mains water, drainage and electricity (not tested)
Viewing	Strictly by appointment with Palace Auctions, giving notice to the tenants

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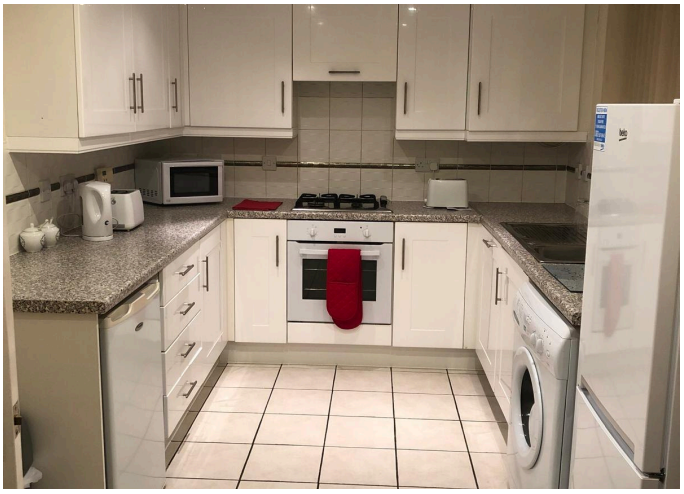
Photographs



Lounge with fireplace



Dining room



Kitchen



Principal bedroom



Principal bedroom and en-suite

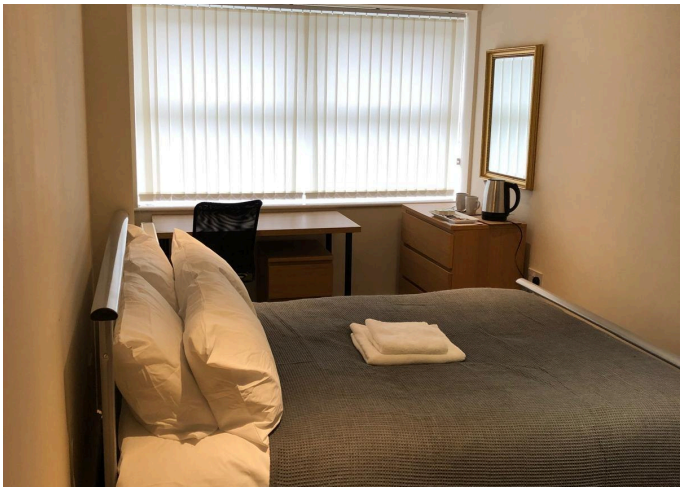


Bedroom with bay window

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Photographs



Bedroom



Double bedroom



Double bedroom



Family bathroom



En-suite shower room

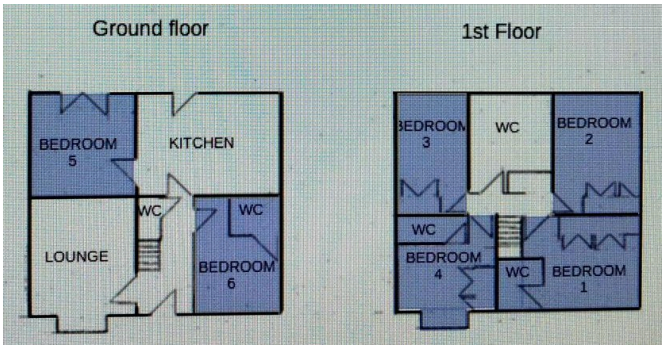


Front and driveway

9 Woodrow Way

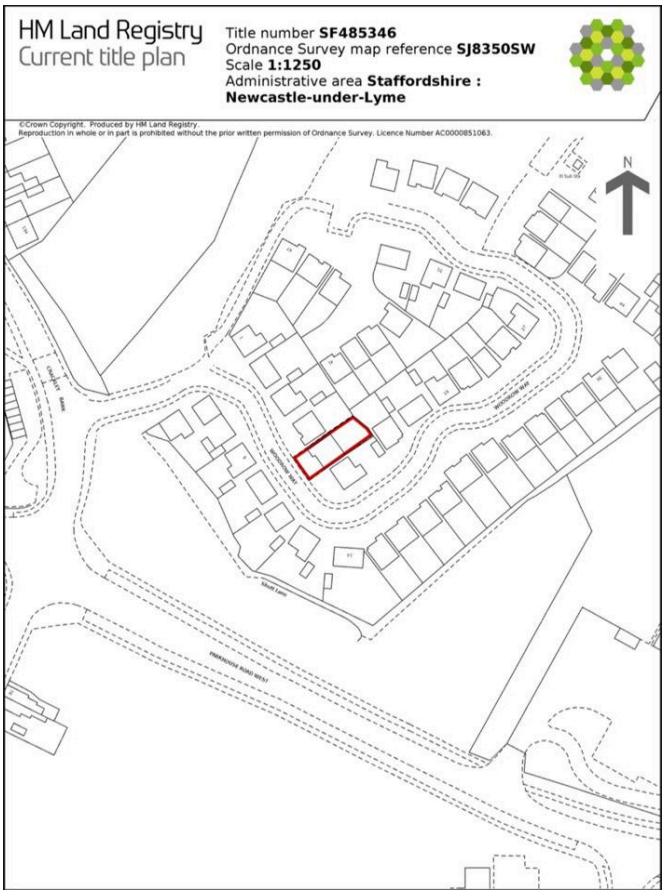
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Floor plan



For identification only, not to scale. Bedroom 5 on the ground floor is now used as a dining room.

Title plan – SF485346



For identification only. Crown copyright.

Legal pack and terms

The legal pack, including the title, tenancy agreement, EPC and electrical report, is available from Palace Auctions. Buyers should read it before buying. A deposit of 10% (minimum £3,000), a buyer's premium (minimum £2,000 plus VAT) and a contract documents charge of £850 plus VAT are payable on exchange. Completion is subject to the terms set out in the legal pack.

Important notice

These particulars are a guide only and do not form part of any contract. Measurements and areas are approximate, and the floor area is taken from the EPC. Services and appliances have not been tested. The guide price is an indication of the seller's current minimum acceptable price and may change. Buyers must rely on their own inspection, enquiries and the legal pack. The property is let, and viewings are by appointment only, with notice given to the tenants.