

Is this the one?



£120,000

**John O Gaunt
Road Newcastle
ST5 2SZ**



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2

- End Town House
- Two Double Bedrooms
- Spacious Kitchen/Diner
- Ground Floor Shower Room
- Popular and Convenient Location
- First Floor Bathroom

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It's all in the detail.

Heywoods 1881 are pleased to present to the sales market this two bedroom end town house, situated in the popular and convenient area of Newcastle under Lyme, close to nearby amenities, good road links and within walking distance to Newcastle under Lyme town centre. The property is offered for sale to investors looking to expand their portfolio as there are tenants in situ who are currently paying £575pcm. The property offers well planned and spacious accommodation briefly comprising; entrance hall, lounge, spacious kitchen diner, rear hall and shower room with W.C to the ground floor. To the first floor there are two double bedrooms and family bathroom. Externally to the front there is a courtyard with gated access leading to the private and enclosed rear garden with patio and lawn.

ENTRANCE HALL With upvc front door, stairs to first floor and door to lounge.

LOUNGE 14' 2" x 11' 10" (4.34m x 3.61m) With window to front, carpet to floor, radiator and door to kitchen.

KITCHEN/DINER 14' 11" x 9' 4" (4.55m x 2.86m) With a range of wall and base units,

space for washer, dishwasher and fridge freezer, integrated oven with four ring gas hob and extractor over, bowl and a half sink and drainer, window to rear, radiator and door to rear hall.

REAR HALL With door to shower room and upvc door to rear garden.

SHOWER ROOM 5' 6" x 4' 3" (1.69m x 1.30m) With shower, W.C., and window to side elevation.

FIRST FLOOR LANDING With carpet to floor, doors to both bedrooms and bathroom, loft access.

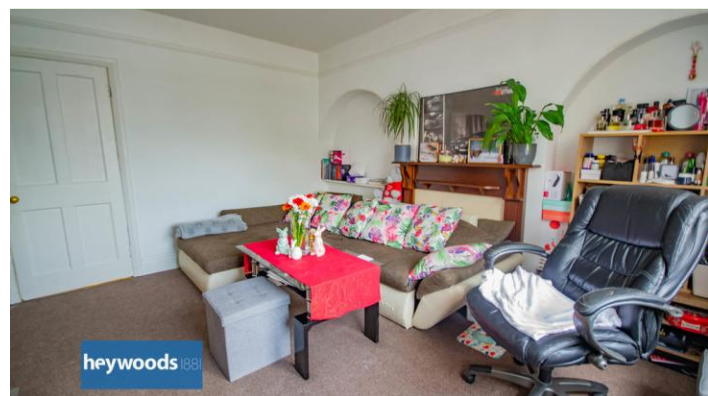
BEDROOM ONE 15' 0" x 10' 11" (4.58m x 3.33m) With window to front, radiator and carpet to floor.

BEDROOM TWO 13' 0" x 8' 0" (3.98m x 2.46m) With window to rear, radiator and carpet to floor.

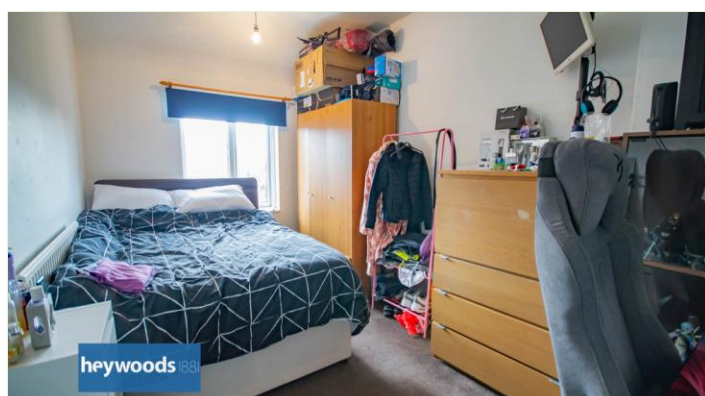
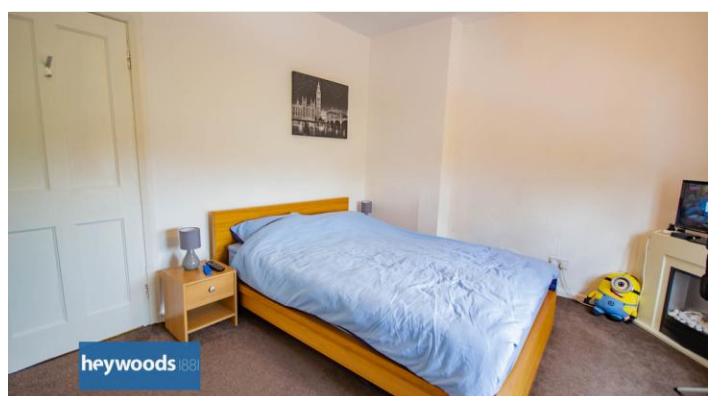
BATHROOM 9' 3" x 6' 7" (2.84m x 2.02m) With bath and shower over, low level W.C., wash hand basin, window to rear, radiator and door to storage cupboard.

EXTERNALLY To the front there is a courtyard with gated access leading to the private and enclosed rear garden with patio and lawn.

AGENT NOTE The property had a new boiler installed last year and the property is fitted with PIV (Positive Input Ventilation).



Can you
picture
yourself
here?



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I get to rent this
property?

hey let's talk to our
lettings guru and find
out...



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