



Crackley Bank,  
Newcastle-under-Lyme



**OneAgency**

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# Offers in Region of £220,000

A very well presented, modern end town house, built in 2021 with a building guarantee still available. The property offers family sized accommodation over three floors with four bedrooms, an En suite to the Master bedroom and a separate family bathroom. There is 2 allocated parking spaces to the front of the property and an attractive rear garden with patio area. There is plantation style shutters to the kitchen and blinds throughout the rest of the property and the benefit of a Worcester gas boiler with separate thermostat controls to each floor of the property. Viewing is highly recommended.





## GROUND FLOOR

### Hallway

Entered through the front door, under stairs storage cupboard, radiator and access to ground floor accommodation.

### Guest WC

1.65m x 0.86m (5' 5" x 2' 10") A useful downstairs w/c with hand wash basin and cupboards for storage, chrome towel radiator and a double glazed window, tiled floor.

### Kitchen

5.52m x 2.05m (18' 1" x 6' 9") Gloss grey kitchen with wall and base units with worktops, stainless steel sink basin, electric hob with hood and extractor over, integral washing machine, integral fridge freezer, double glazed bay window to the front and radiator, tiled floor.

### Lounge

4.23m x 3.63m (13' 11" x 11' 11") A set of french doors leading to the rear garden, double glazed window to the rear and radiator.

## FIRST FLOOR

### Landing

Stairs to second floor, radiator.

### Bedroom Two

4.56m x 2.11m (15' 0" x 6' 11") A double glazed window to the rear and radiator.

### Bedroom Three

4.02m x 2.11m (13' 2" x 6' 11") A double glazed window to the front and radiator.

### Bedroom Four

3.65m x 1.99m (12' 0" x 6' 6") A double glazed window to the rear and radiator.

## Bathroom

2.01m x 1.68m (6' 7" x 5' 6") A brand new modern bathroom suite comprising of a bath with overhead shower unit, pedestal hand wash basin, w/c, chrome towel radiator, part tiled walls and double glazed window to the front.

## SECOND FLOOR

### Bedroom One

3.46m x 3.21m (11' 4" x 10' 6") A master bedroom with a double glazed window to the front, radiator and access to the en suite.

### En Suite

2.34m x 1.91m (7' 8" x 6' 3") A brand new en suite fitted with a corner show with tiled walls, pedestal hand wash basin, w/c, radiator and velux window.

### Storage Space

2.09m x 1.75m (6' 10" x 5' 9") A fantastic space for storage for the master bedroom with the brand new top of the range Worcester Bosch combi boiler suppling the gas central heating to the property.

## External

Front - Driveway for off road parking for two vehicles. The property has a brick built area to store outside bins.  
Rear - Patio paved area for seating and new built brick wall with steps up to a garden area with fenced borders.

## Agents Notes

Council Tax Band C  
Newcastle Under Lyme Local Council



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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