



**Northwood Fryer**

Opening on the 20/8/18  
Re opening offer: **FREE CHIPS** with any big Fry Cook  
Valid from 20/8/18 to 31/8/18. Big Damage Box only £1.99

Lower Mayer Street,  
Northwood



**OneAgency**

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# Offers in Excess of £70,000

Mid terrace house, considered ideal for both first time buyers and landlords. The property is offered with no chain involvement and is conveniently located for Hanley city centre.





## Ground Floor

### Reception Room One

3.54m x 3.16m (11' 7" x 10' 4") A double glazed window to the front, radiator and carpet flooring.

### Reception Room Two

3.54m x 3.45m (11' 7" x 11' 4") A double glazed window to the rear, radiator and carpet flooring.

### Kitchen

3.63m x 1.88m (11' 11" x 6' 2") A range of wall and base units with worktops, stainless steel sink basin, double glazed window and vinyl flooring.

### Bathroom

2.40m x 1.50m (7' 10" x 4' 11") A white suite with bath, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

3.56m x 3.16m (11' 8" x 10' 4") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

3.49m x 2.53m (11' 5" x 8' 4") A double glazed window to the rear, storage cupboard and carpet flooring.

### Bedroom Three

3.62m x 1.88m (11' 11" x 6' 2") A double glazed window to the rear, radiator and carpet flooring.

### External

A paved courtyard to the rear of the property.

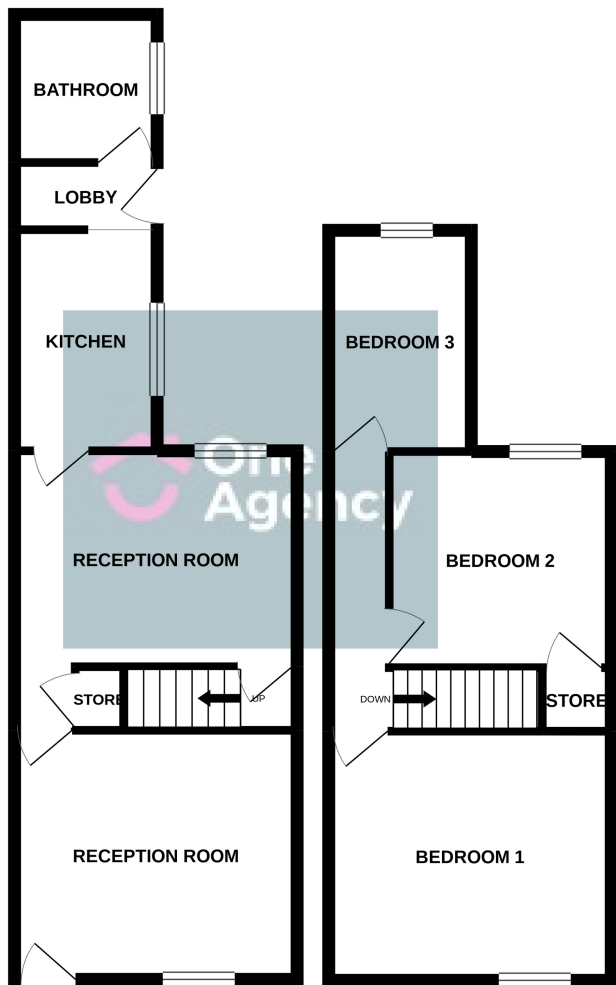
### Agents Notes

We have a mining interpretive report which is available on request. The report has the below conclusion;

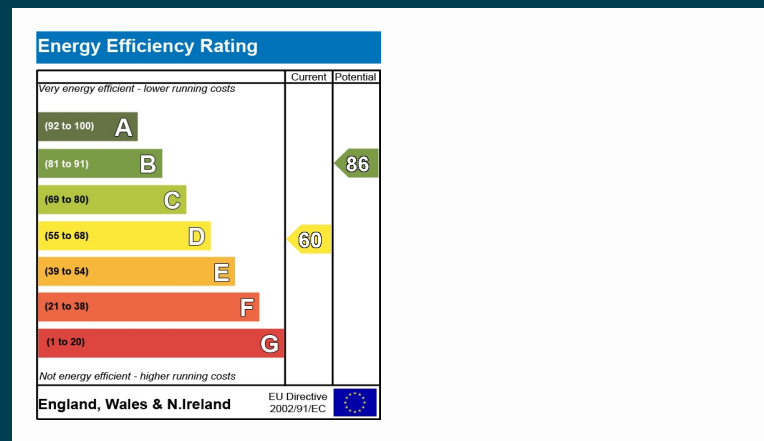
REPORT CONCLUSION - In our opinion, the entire property (as shown on the plan) is not at risk of coal mining subsidence damage from the subject mine entry. This is because it is not within the area of possible ground movement.

We understand some remedial works may be required following an inspection from a damp specialist. Buyers are advised to satisfy themselves regarding this.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.