



High Street,
Halmer End



OneAgency

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Offers in Excess of £145,000

A well presented two bedroom mid terraced property in the sought after location of Halmer End. The property benefits from off road parking & detached garage to the rear! Double glazed throughout, two reception rooms and modern kitchen. An ideal starter home for first time buyers. The property is close to amenities, commuter links and schools. Viewing is highly advised!





Ground Floor

Reception Room One

3.93m x 3.65m (12' 11" x 12' 0") Entered through the UPVC front door, double glazed window to the front, radiator and laminate flooring.

Reception Room Two

3.97m x 3.92m (13' 0" x 12' 10") A double glazed window to the rear, fireplace and surround, under stairs storage cupboard, radiator and laminate flooring.

Kitchen

3.34m x 2.34m (10' 11" x 7' 8") A range of fitted wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, plumbing for a washing machine and dishwasher, space for a fridge/freezer, double glazed window, door to the rear and tiled flooring.

Bathroom

2.19m x 1.85m (7' 2" x 6' 1") A white suite with bath and overhead shower, pedestal hand wash basin, low level W/C, radiator, tiled walls, double glazed window and tiled flooring.

First Floor

Bedroom One

3.96m x 3.93m (13' 0" x 12' 11") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

Bedroom Two

3.89m x 3.63m (12' 9" x 11' 11") A double glazed window to the front, radiator and carpet flooring.

External

A paved yard to the rear, garden area with greenhouse and shrubs, detached garage and space for off road parking.

Detached Garage

6.06m x 3.30m (19' 11" x 10' 10") A detached garage with space for a car or storage.

Agent Notes

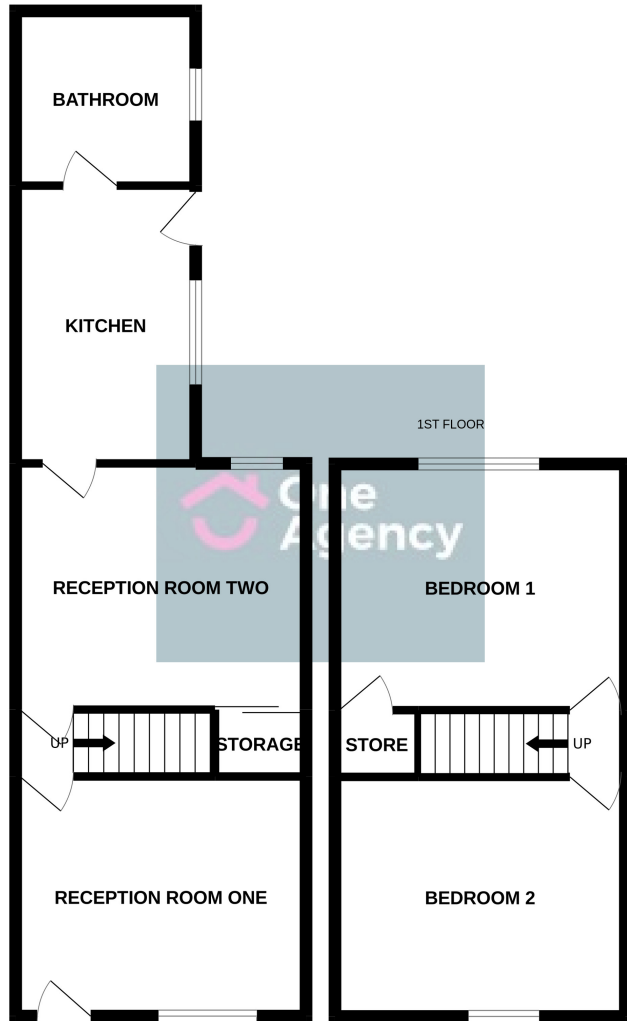
Council Tax information

Local Authority Newcastle Under Lyme

Local authority reference number
04103174058002

Council Tax band A

GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(56 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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