



The Gardens, Cross
Heath, Newcastle-
under-Lyme



OneAgency

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Offers in Excess of £145,000

This three bedroom semi-detached house on The Gardens, Derwent Place is well presented throughout. The ground floor comprises of a hallway, guest w/c, kitchen and lounge. The first floor has two bedrooms and a bathroom. The second floor has the master bedroom with an en-suite shower room. Externally to the front is a tarmac drive for off road parking, the rear garden is mainly lawned with space for a shed. Local to Newcastle Town Centre and great access to commuter links. No Chain!





Ground Floor

Hallway

Entered through a UPVC front door, storage cupboard, radiator and carpet flooring.

Guest W/C

1.92m x 0.90m (6' 4" x 2' 11") A useful downstairs W/C with a hand wash basin, radiator and lino flooring.

Kitchen

3.72m x 2.08m (12' 2" x 6' 10") A range of wall and base units with worktops, stainless steel sink basin unit, cooker and gas hobs with hood over, space for a fridge and freezer, double glazed window to the front elevation, boiler in a cupboard and lino flooring.

Lounge

6.04m x 4.34m (19' 10" x 14' 3") French doors leading to the rear garden, fireplace and surround, storage cupboard, radiator and carpet flooring.

First Floor

Bedroom Two

4.35m x 3.94m (14' 3" x 12' 11") Two double glazed windows to the rear elevation, radiator and carpet flooring.

Bedroom Three

3.40m x 2.36m (11' 2" x 7' 9") A double glazed window to the front elevation, radiator and carpet flooring.

Bathroom

2.36m x 1.76m (7' 9" x 5' 9") A white suite comprising of a bath with overhead shower unit, pedestal hand wash basin, W/C, part tiled splash backs, radiator and carpet flooring.

Second Floor

Bedroom One

4.57m x 4.35m (15' 0" x 14' 3") Velux windows, radiator and carpet flooring.

En Suite

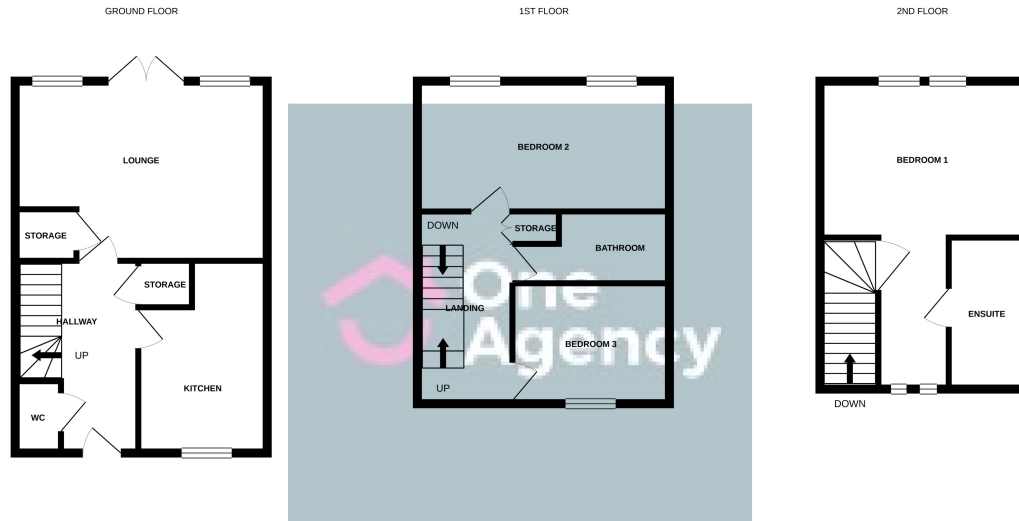
2.64m x 1.32m (8' 8" x 4' 4") A walk in shower unit, pedestal hand wash basin, W/C, velux window, radiator and lino flooring.

External

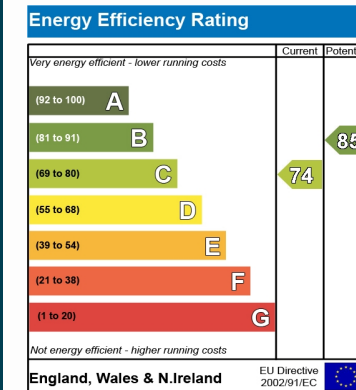
Front - A tarmac driveway providing off road parking.

Rear - A paved section with mainly a lawned garden and space for a shed.





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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