



High Street,
Newchapel



OneAgency

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Offers in Excess of £70,000

CASH OFFERS ONLY – INVESTMENT OPPORTUNITY – NO CHAIN A semi-detached property with rear garden, situated in the popular residential area of Newchapel. The accommodation comprises two reception rooms and a kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. The property is offered to cash purchasers only. An interpretive mining report has been obtained which identifies two historic mine entries within approximately 20 metres of the property. In respect of one of these entries, the report concludes that the main building (as shown on the plan) lies within an area likely to be affected in the event of coal mining subsidence due to ground movement. The interpretive mining report is available on request.





Sitting Room

3.02m x 3.46m (9' 11" x 11' 4") Double glazed window to front, radiator, door to front

Living Room

3.40m x 3.51m (11' 2" x 11' 6") Under storage area, double glazed windows to side and rear, radiator.

Kitchen

Double glazed window to side, wall mounted boiler, radiator, stainless steel sink can drainer unit with mixer tap, fitted kitchen units.

Bedroom One

2.99m x 3.45m (9' 10" x 11' 4") Double glazed window to front, radiator.

Bedroom Two

3.56m x 3.40m (11' 8" x 11' 2") Double glazed window to the rear, built in storage area.

Bathroom (Off Bedroom Two)

3.69m max x 2.13m max (12' 1" x 7' 0") Bathroom suite comprising of panel bath, WC,, hand wash basin, radiator, double glazed frosted window to side.

Outside

Rear garden with outbuildings.

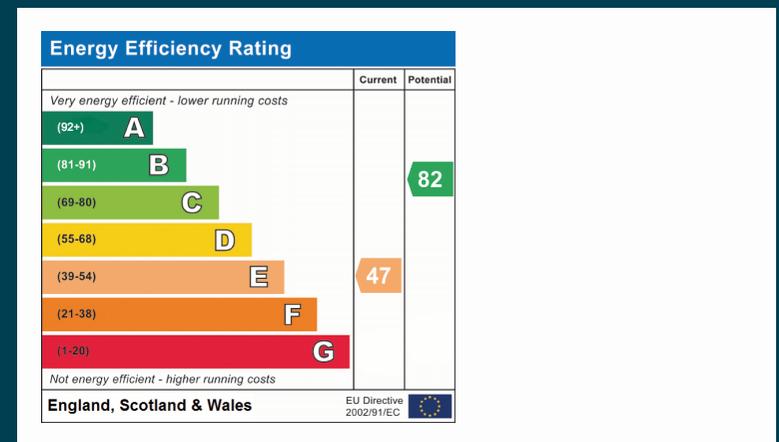
Agents Notes

Newcastle-under-Lyme Council Tax Band A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.





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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.