



Crusader Road, Cross  
Heath, Newcastle-  
under-Lyme



**OneAgency**

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# Offers in Excess of £130,000

**\*\*\*VIRTUAL VIDEO VIEWING AVAILABLE ON REQUEST\*\*\*** Well presented, modern semi detached house built in 2015. The property is situated close to the A34, and within 2 miles from Newcastle town centre. Viewing of this property which is considered ideal for first time buyers, is recommended.





#### ENTRANCE HALLWAY

Door to front, stairs to first floor, radiator, laminate flooring.

#### KITCHEN DINER

3.93m x 2.37m (12' 11" x 7' 9") Double glazed window to front, fitted with a range of wall, base and drawer storage units, fitted gas hob with extractor above, double oven, integral fridge, integral freezer, integral dishwasher and plumbing for automatic washing machine.

#### CLOAKS

1.77m x 0.92m (5' 10" x 3' 0") Double glazed frosted window to front, radiator, WC, hand wash basin.

#### LIVING ROOM

2.76m x 4.60m (9' 1" x 15' 1") Double glazed French doors leading to rear garden, laminate floor, radiator.

#### LANDING

Access to loft, built-in storage area with wall mounted glow worm boiler.

#### BEDROOM ONE

2.97m x 3.12m (9' 9" x 10' 3") Double glazed windows to front, built-in wardrobes, radiator.

#### EN SUITE SHOWER ROOM

1.76m x 1.94m (5' 9" x 6' 4") Shower cubicle with electric shower, WC and wash basin, heated towel rail, double glazed frosted window to front.

#### BEDROOM TWO

3.10m x 2.40m (10' 2" x 7' 10") Double glazed window to rear, radiator.

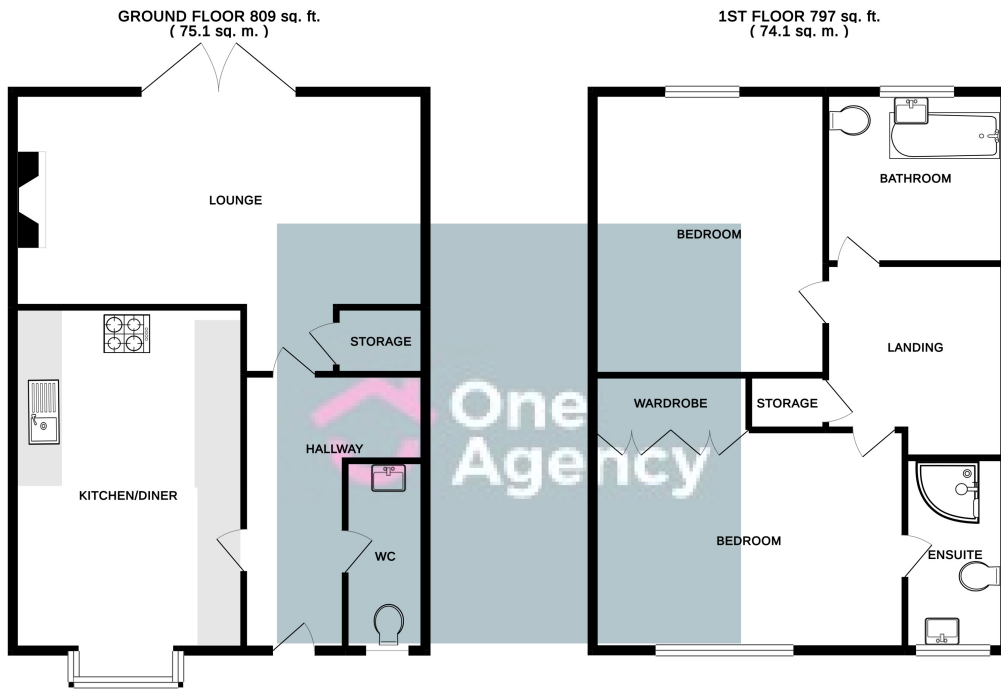
#### BATHROOM

Double glazed frosted window to rear, bathroom suite comprising of panelled bath, WC and hand wash basin, heated towel rail and part tiled walls.



#### OUTSIDE

Attractive rear garden with patio and decking area. Allocated parking.





TOTAL FLOOR AREA: 1606 sq. ft. (149.2 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		96	(92 to 100)	A		98
(81 to 91)	B	82		(81 to 91)	B	85	
(69 to 80)	C			(69 to 80)	C		
(56 to 68)	D			(56 to 68)	D		
(39 to 54)	E			(39 to 54)	E		
(21 to 38)	F			(21 to 38)	F		
(1 to 20)	G			(1 to 20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC		England, Wales & N.Ireland		EU Directive 2002/91/EC	



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