



Rose Street,  
Northwood



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# Offers in Region of £85,000

A two bedroom mid terraced house in the popular location of Northwood. The property benefits from two reception rooms, double glazing and rear garden unlike a typical courtyard. The property is in need of some improvement however would make an ideal investment or first time buy. Located close to Hanley City Centre, commuter links and schools. Viewing is highly advised. No Chain!





## Ground Floor

### Reception Room One

3.40m x 3.32m (11' 2" x 10' 11") A double glazed window to the front, radiator and carpet flooring.

### Reception Room Two

3.41m x 3.34m (11' 2" x 10' 11") A double glazed window to the rear, radiator and carpet flooring.

### Kitchen

2.63m x 1.64m (8' 8" x 5' 5") A range of base units with worktops, stainless steel sink basin, integral oven and gas hob with hood over, space for a fridge/freezer, double glazed window, radiator and vinyl flooring.



## Bathroom

1.79m x 1.64m (5' 10" x 5' 5") A white suite with bath, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

3.86m x 3.38m (12' 8" x 11' 1") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

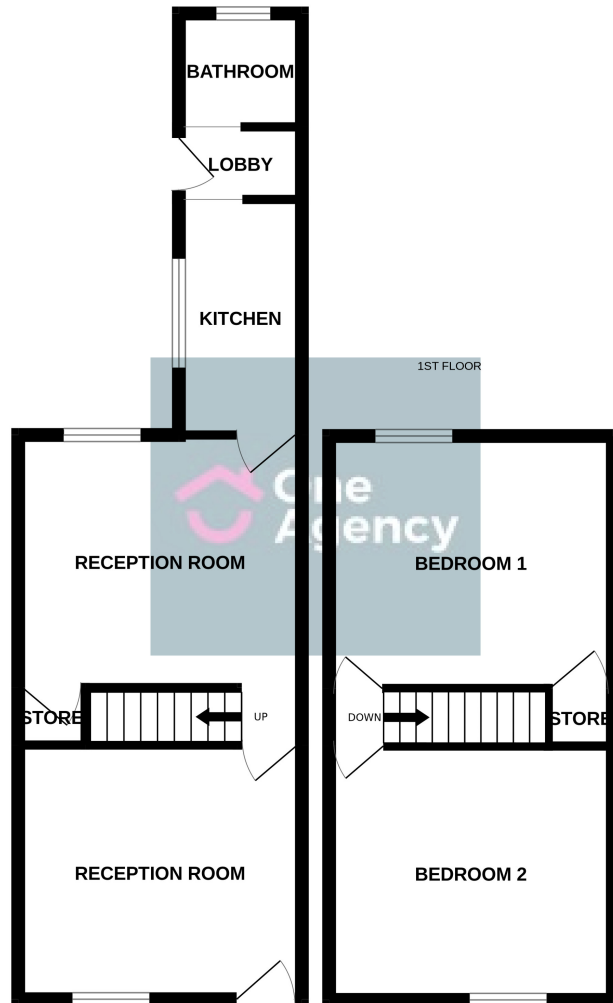
### Bedroom Two

3.86m x 3.34m (12' 8" x 10' 11") A double glazed window to the front, radiator and carpet flooring.

## External

A paved patio and steps to a low maintenance garden with pebbles.

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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