



Cresswell Avenue,
Waterhayes



OneAgency

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Offers in Excess of £125,000

A two bedroom end townhouse in the popular location of Waterhayes. The property is conveniently located close to amenities, schools and commuter links such as A500 & M6. The property benefits from double glazing, gas central heating and parking for three vehicles. An ideal first time buy or buy to let opportunity. The property benefits from a hall, lounge and kitchen to the ground floor. The first floor has two bedrooms and shower room. Externally the property has a garden to the front. Viewing is highly advised. No Chain!





Ground Floor

Hall

1.13m x 0.88m (3' 8" x 2' 11") UPVC front door and vinyl flooring.

Lounge

4.51m x 4.25m (14' 10" x 13' 11") A double glazed bay window, gas fireplace and surround, radiator and laminate flooring.

Kitchen

3.77m x 1.73m (12' 4" x 5' 8") A range of wall and base units with worktops, stainless steel sink basin, space for a free standing cooker, plumbing for a washing machine, space for a dryer and fridge/freezer, double glazed windows, boiler to the wall, radiator and vinyl flooring.

First Floor

Bedroom One

3.23m x 3.13m (10' 7" x 10' 3") A double glazed window, wardrobe unit, store cupboard, radiator and carpet flooring.

Bedroom Two

2.76m x 1.84m (9' 1" x 6' 0") A double glazed window, radiator and carpet flooring.

Shower Room

1.83m x 1.74m (6' 0" x 5' 9") A white suite with walk in shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

External

A front garden space with paved and lawned area, storage cupboard, tarmac drive providing off road parking for two cars and one further allocated space.

AGENTS NOTES

We understand this property is leasehold. The properties leasehold began on 31 March 1992 with 99 years, currently the property has 66 years remaining. We understand there is a half yearly charge of £25 for ground rent and no service charges.

The council tax band is A. The local authority is Newcastle-under-Lyme.

GROUND FLOOR

1ST 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+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.**

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