



OneAgen

Semi detached house, situated in a stunning location on Quarry Bank, with open views to the front and rear. The property benefits from a substantial rear garden and requires improvement and modernisation. Viewing of this property is highly recommended to appreciate the surroundings and is offered with no chain involvement.





## **GROUND FLOOR**

**Entrance Porch** 

Double glazed.

Hall

Under stairs storage, stairs to first floor.

Living Room

6.04m x 3.73m (19' 10" x 12' 3") Double glazed windows to front and rear, two radiators.

Kitchen

4.13m x 3.03m (13' 7" x 9' 11") Fitted kitchen units, stainless steel sink and drainer unit, wall mounted Worcester boiler, radiator.

Side Porch Area

Doors to front and rear, access to storage areas and WC.

## FIRST FLOOR

Landing

Double glazed window to front, access to loft, airing cupboard.

Bedroom One

 $3.73m \max x 2.76m \max (12' 3" x 9' 1")$  Double glazed window to front, fitted storage space, radiator.

**Bedroom Two** 

3.23m x 3.22m (10' 7" x 10' 7") Double glazed window to rear, radiator, fitted storage space.

**Bedroom Three** 

 $3.06m\ max\ x\ 2.18m\ max\ (10'\ 0"\ x\ 7'\ 2")$  Double glazed window to rear, radiator, fitted storage space.

Bathroom

2.10m max x 1.85m max (6' 11" x 6' 1") Bathroom suite comprising of bath, WC and pedestal wash hand basin, radiator.

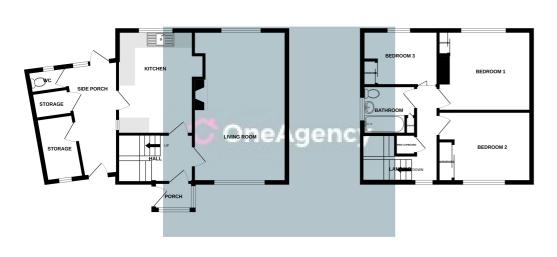
Outside

Substantial rear garden and garden to front.

**AGENTS NOTES** 

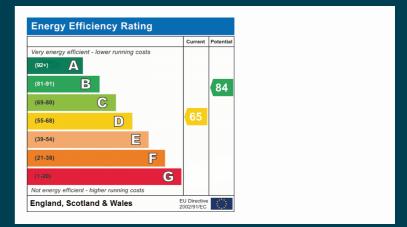
Council tax Band B Newcastle Under Lyme Local Council





1ST FLOOR

GROUND FLOOR







## OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ 01782 970222

## hello@oneagencygroup.co.uk

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.