



Friarswood Road,
Newcastle-under-Lyme



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£110,000

A two bedroom mid terraced house in the popular location of Newcastle within walking distance to the Town Centre. The property benefits from two reception rooms, first floor bathroom and large rear garden space. An ideal first time buy or investment opportunity for landlords. Located ideally minutes from the town, commuter links and schools. The property is fore-courted to the front and has two good sized bedrooms. Viewing is highly advised. No Chain!





Ground Floor

Reception Room One

3.59m x 3.38m (11' 9" x 11' 1") A double glazed window, radiator and vinyl flooring.

Reception Room Two

3.58m x 3.36m (11' 9" x 11' 0") A double glazed window, radiator and vinyl flooring.

Kitchen

3.75m x 1.83m (12' 4" x 6' 0") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, double glazed window, radiator, side door and vinyl flooring.

First Floor

Bedroom One

4.15m x 3.41m (13' 7" x 11' 2") Two double glazed windows, storage cupboard, radiator and carpet flooring.

Bedroom Two

3.37m x 3.20m (11' 1" x 10' 6") A double glazed window, radiator and carpet flooring.



Bathroom

3.35m x 1.82m (11' 0" x 6' 0") A white suite with bath, walk in shower, pedestal hand wash basin, low level W/C, double glazed window, towel radiator and vinyl flooring.

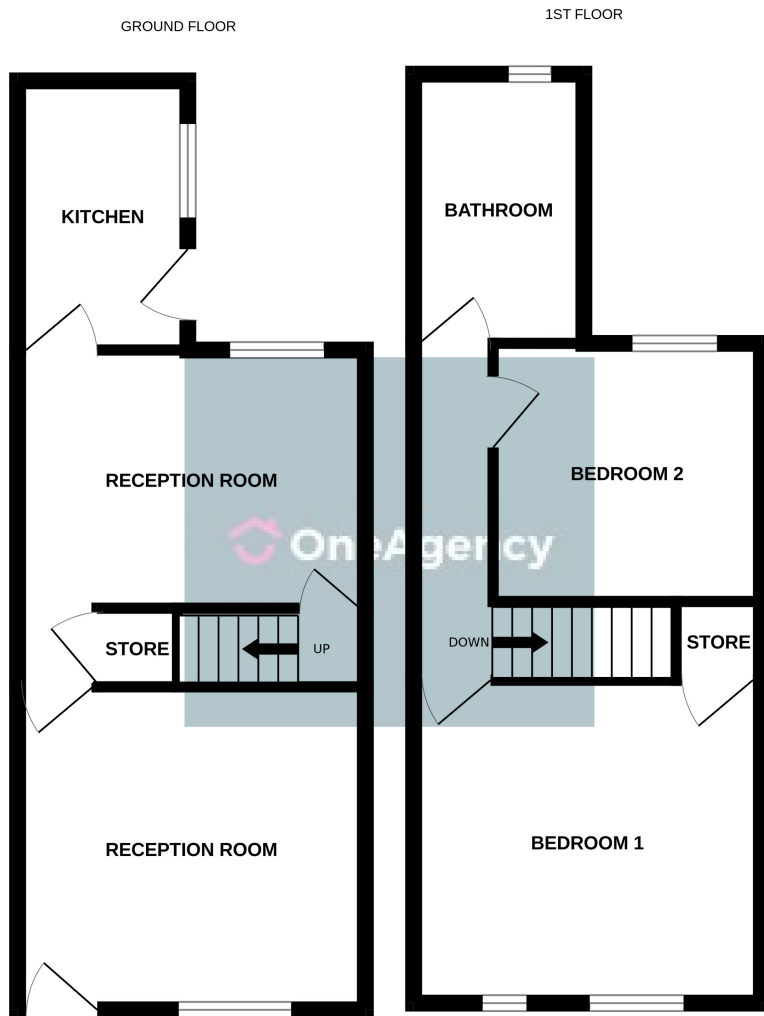
External

A paved yard area part fenced and shrub borders.

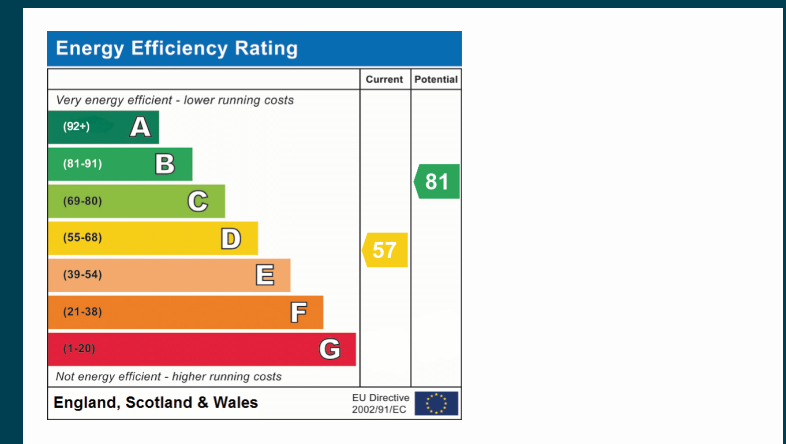
AGENTS NOTES

A previous survey carried out in July 2024 did note structural movement and recommended further structural investigation. A structural inspection of the property was also carried out, contact OneAgency for further information.. Buyers are recommended to make their own investigations in respect of any remedial work that is required.

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



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.
Made with Metropix ©2024



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.