



High Street,
Wood Lane



OneAgency

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Offers in Excess of £120,000

Located in the ever-popular area of Wood Lane, this well-presented mid-terrace home offers the perfect blend of convenient town access and peaceful countryside surroundings. The property features two comfortable bedrooms, a first-floor bathroom, and two spacious reception rooms, providing flexible living accommodation ideal for modern lifestyles. Situated within easy reach of Newcastle-under-Lyme town centre, local amenities, and transport links, the home also benefits from close proximity to open countryside, perfect for those who enjoy outdoor pursuits. Offered to the market with no upward chain, this property represents an excellent opportunity for both first-time buyers and buy-to-let investors seeking a well-located home.





Living Room

Double glazed window to the front, door to the front, radiator, laminate floor.

Dining Room

Double glazed patio doors to the rear, laminate floor, radiator.

Kitchen

Double glazed window to the side, further velux window, door to side, Fitted kitchen with work surfaces and range of wall, base and drawer storage units, fitted oven and hob, tiled splash backs, extractor hood, integrated appliances including fridge/freezer and dishwasher, tiled floor, radiator.

WC

Double glazed window, WC, tiled floor, radiator.

Utility Room

Window to the rear, door to side. Plumbing for washing machine, wall mounted boiler.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, WC, vanity wash hand basin, panel bath with shower over, part tiled walls, heated towel rail.

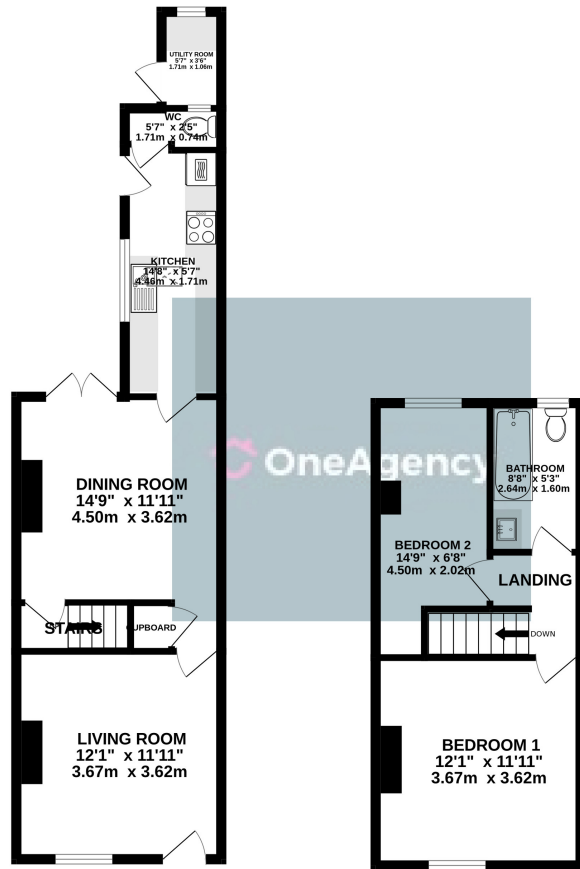
Outside

Rear garden and yard.

Agents Notes

Newcastle-under-Lyme Council Tax Band A





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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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