



High Street

Newchapel

Stoke-on-Trent, ST7 4PT



OneAgency

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Offers in the Region of £99,000

Mid terrace property situated in the popular location of Newchapel. The property is considered an ideal first time buy and benefits from no chain involvement and rear garden.





GROUND FLOOR

LOUNGE

3.49m x 3.64m (11' 5" x 11' 11") Double glazed window to front, door to front, radiator, laminate flooring.

DINING ROOM

3.65m x 3.65m (12' 0" x 12' 0") Under stairs storage area, double glazed window to rear, radiator, laminate flooring.

KITCHEN

3.34m x 2.18m (10' 11" x 7' 2") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, radiator, double glazed window to side, tiled splash backs,

REAR LOBBY

Door to side, wall mounted boiler, plumbing for automatic washing machine.

BATHROOM

1.52m x 2.10m (5' 0" x 6' 11") Bathroom suite comprising of panelled bath with shower over, W.C., hand wash basin, part tiled walls, heated towel rail, double glazed frosted window to side.

FIRST FLOOR

BEDROOM ONE

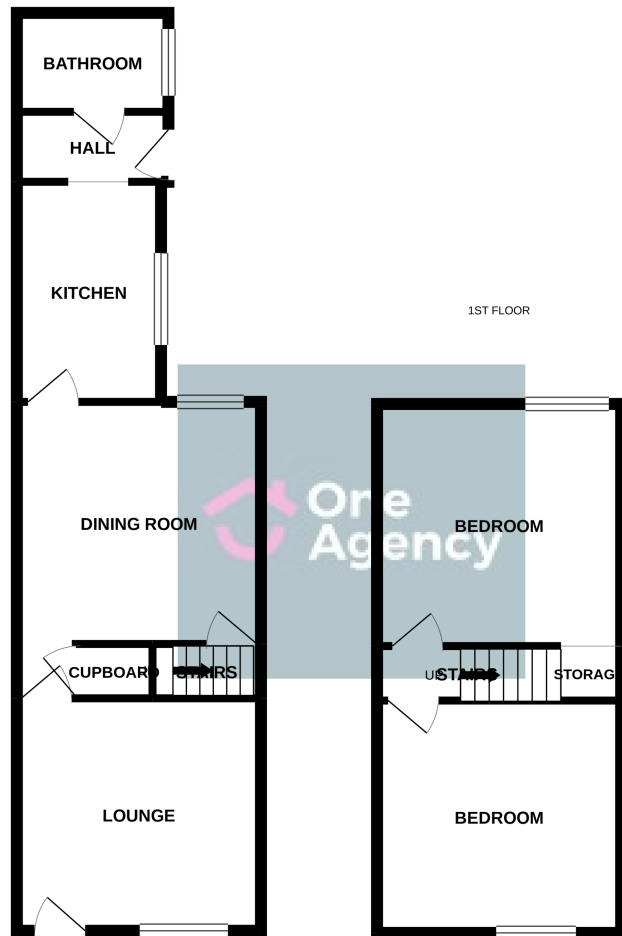
3.50m x 3.63m (11' 6" x 11' 11") Double glazed window to front, radiator.

BEDROOM TWO

3.67m x 3.62m (12' 0" x 11' 11") Double glazed window to rear.

OUTSIDE

Rear garden. Forecourt to front.



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 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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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.