



Friarswood Road,  
Newcastle-under-Lyme



**OneAgency**

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# Offers in Region of £130,000

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.

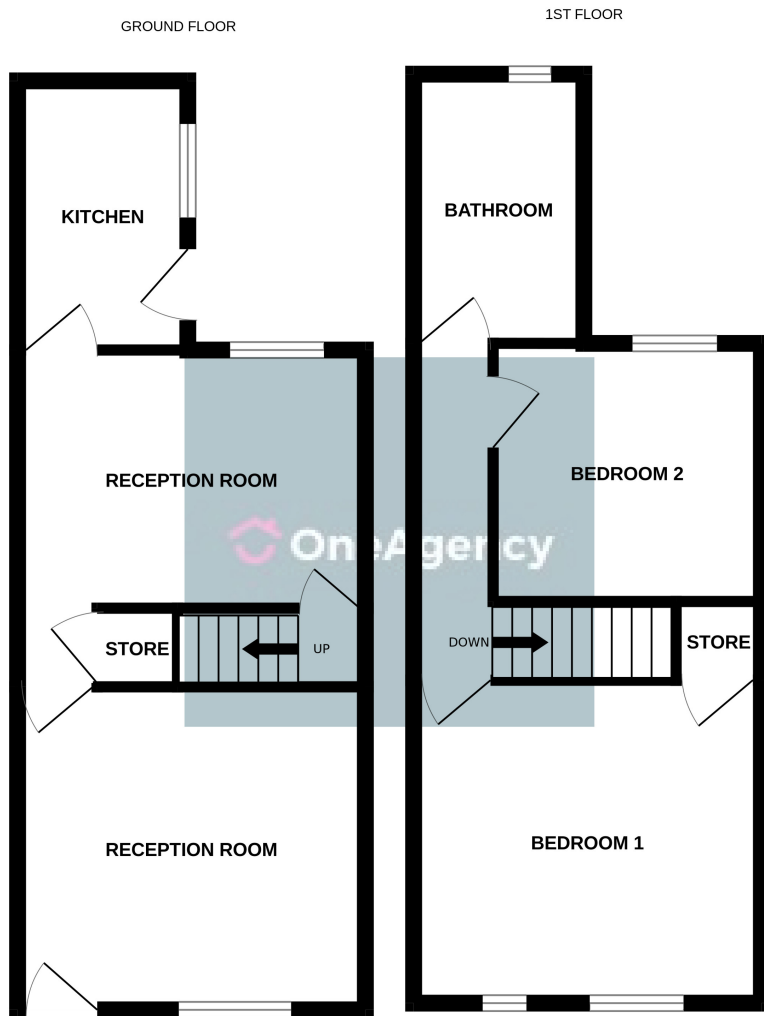
### External

A paved yard area part fenced and shrub borders.

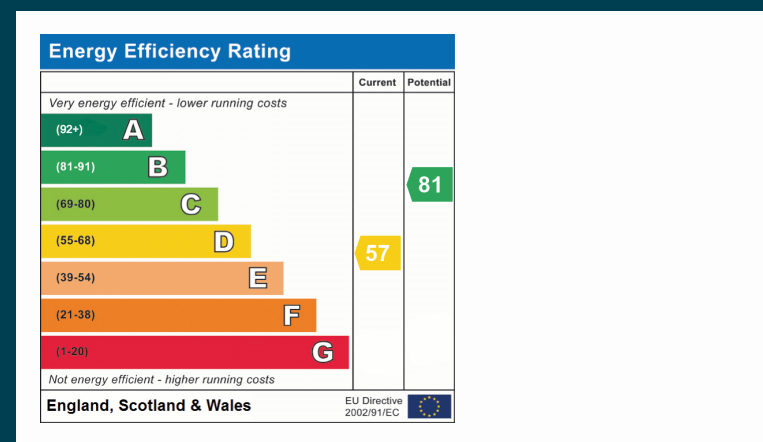
### AGENTS NOTES

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.  
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