

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Hatrell Street, Newcastle, ST5 1LX

£129,000

- Ready To Move Into!
- Two Reception Rooms
- White Bathroom Suite
- Residents Permit Parking
- Freshly Decorated
- Two Bedrooms
- Combi Boiler
- No Chain!

No Chain and Ready to Move Into!

Welcome to this ready-to-go terraced type house in a very popular location just out of Newcastle Under Lyme town centre!

Comprising a proper entrance hallway, comfortable lounge and dining room with fresh decoration and a compact kitchen with wall and base units leading through to the ground floor bathroom with white suite.

Upstairs the master bedroom is very generous and both bedrooms benefit from fitted wardrobes.

This property combines traditional appearance with an impressive EPC - C rating efficiency!

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

FRONT PORCH

Vinyl flooring. UPVC double glazed windows and UPVC double glazed external door.

ENTRANCE HALL

Timber front door. New fitted floor mat.

LIVING ROOM

13'8 x 8'4 (4.17m x 2.54m)

Beige fitted carpet. Radiator. UPVC double glazed window. Fresh decoration.

DINING ROOM

11'10 x 7'2 (3.61m x 2.18m)

Grey fitted carpet/ Radiator. UPVC double glazed window. Under stairs storage cupboard with shelving. Fresh decoration.

KITCHEN

8'3 x 5'4 (2.51m x 1.63m)

Laminate flooring. Radiator. UPVC double glazed window. Range of fitted wall cupboards and base units with a freestanding electric cooker. Plumbing for washing machine.

BATHROOM

6'2 x 5'4 (1.88m x 1.63m)

Vinyl flooring. Radiator. UPVC double glazed window. White suite with electric shower over the bath, wash basin and wc. Part PVC panelled walls.

REAR VESTIBULE

Vinyl flooring. UPVC external door. Gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'9 x 10'11 (4.19m x 3.33m)

Grey fitted carpet. Radiator. UPVC double glazed window. Two large fitted wardrobes. Cast iron feature fireplace.

BEDROOM TWO

12'0 x 7'1 (3.66m x 2.16m)

Grey fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe. Fresh decoration.

OUTSIDE

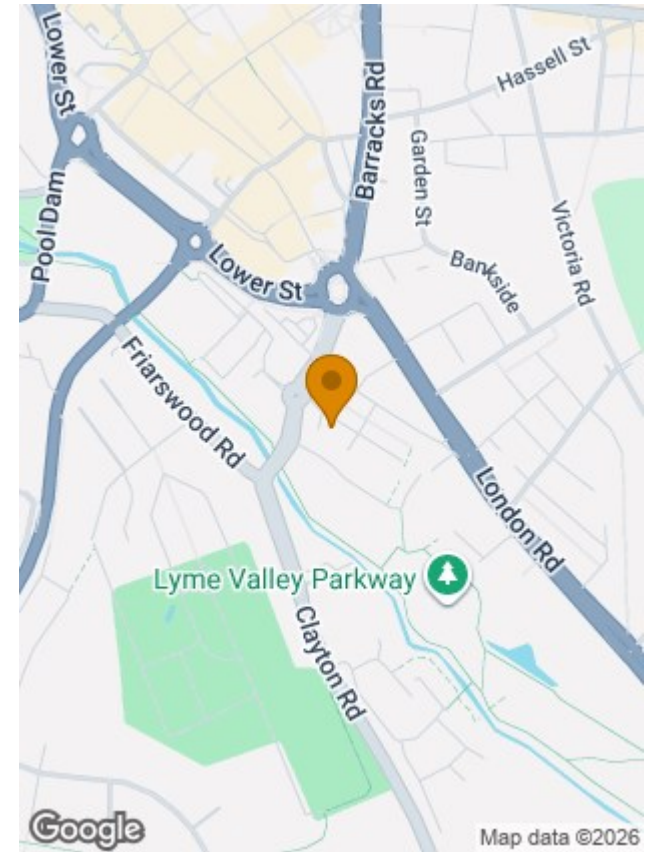
There is a small forecourt with a gravel raised bed to the front of the property and residents permit parking on the street.

To the rear there is an enclosed low maintenance paved rear yard with outside access to the utility room which has power and water.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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