

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



98 Milehouse Lane, Cross Heath, Newcastle, ST5 9JY

£165,000



- A Refurbished House
- New Fitted Kitchen
- New Floor Coverings
- UPVC Double Glazing & Combi Boiler
- No Chain!
- Modern White Bathroom Suite
- GF Cloaks/Wc
- Wide Driveway

A refurbished house with a large driveway, generous garden and no onward chain!

Welcome to this lovely semi-detached house in Cross Heath, Newcastle Under Lyme located close to schools, shops and bus routes!

The property has been tastefully refurbished to include a new kitchen with integrated appliances and a modern bathroom with tiling and a white suite. There is new flooring throughout the house and all of the rooms are surprising spacious. For added practicality you will also find a downstairs WC with a wash basin.

Gas central heating is provided by a modern combi boiler and there's UPVC double glazing. Outside, a wide tarmac driveway is to the front and a generous lawn to the rear.

Available with no onward chain, contact us today to arrange your viewing!



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. New Laminate flooring. Radiator. Stairs to the first floor.

### LOUNGE

13'11 x 11'8 (4.24m x 3.56m)

New grey laminate flooring. UPVC double glazed window. Radiator. Feature fireplace with electric fire. Under stairs storage.

### KITCHEN

12'9 x 8'10 (3.89m x 2.69m)

New range of wall cupboards and base units in grey with an integrated induction hob, oven, fridge freezer and dishwasher. Plumbing for washing machine. UPVC double glazed window. Radiator. Double glazed external door.

### CLOAKS/WC

White wc and corner wash basin in a vanity unit. UPVC double glazed window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Access to the partly boarded loft.

## BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

Grey fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'3 x 8'10 (3.73m x 2.69m)

Grey fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

7'0 x 6'2 (2.13m x 1.88m)

New white suite consisting of a bath with shower and screen over, pedestal wash basin and wc. Chrome heated towel rail radiator. Tiled flooring. Extractor fan. Cupboard containing the combi boiler.

## OUTSIDE

There is a tarmac driveway to the front of the property with gravel border.

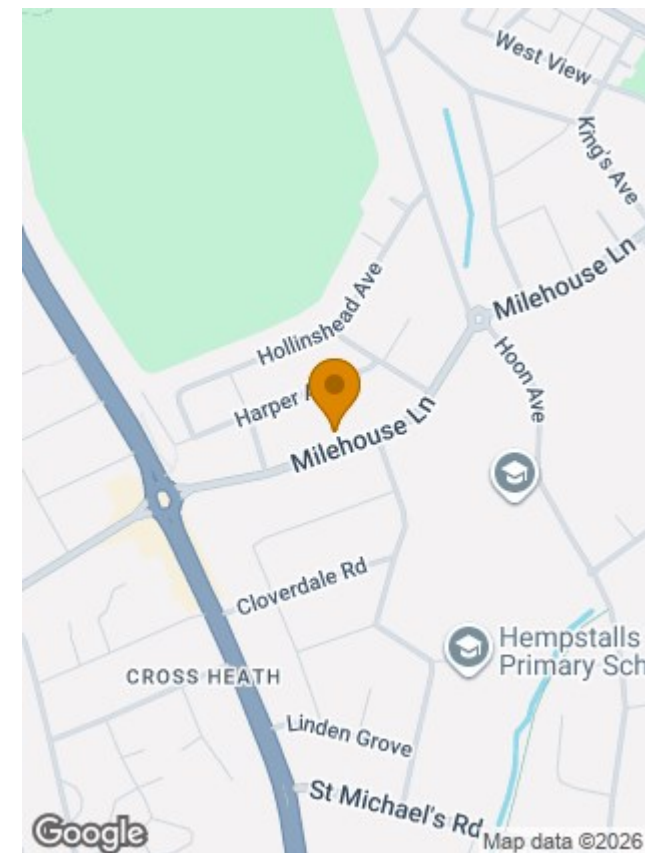
The rear garden is enclosed and has a lawn, paved seating area, timber garden shed and an integral store.







| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>72</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | 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](mailto:enquiries@austerberry.co.uk)

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