

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



50 Orford Street, Newcastle, ST5 0AQ

£150,000

- Mid Town House
- Guest Room/Dressing Room
- GF & FF Shower Rooms
- Off Road Parking
- Two Bedrooms
- Modern Fitted Kitchen
- Combi Boiler
- Tiered Rear Garden

This two-bedroom mid town house is located on Orford Street in Newcastle-under-Lyme and represents an excellent opportunity for buyers seeking good value for money in a convenient location.

The property offers well-proportioned accommodation including two bedrooms, along with an additional room that benefits from an en-suite. While this room cannot be classed as a bedroom, it provides versatile space ideal for use as a guest room, home office, dressing room, or hobby room.

Arranged to suit modern living the house would appeal to first-time buyers, investors, or those looking for flexible accommodation at an affordable price point. Situated close to local amenities and transport links, the property combines practicality with strong potential.

The kitchen and bathroom are both well modernised and whilst the house would benefit from some finishing touches, it is ready to move into and offers excellent value for money.

Call or email us to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Grey laminate flooring. Stairs to the first floor.

LOUNGE

13'6 x 11'2 (4.11m x 3.40m)

Grey laminate flooring. Radiator. UPVC double glazed window. Feature fireplace.

KITCHEN

12'0 x 10'7 (3.66m x 3.23m)

Range of glossy white wall cupboards and base units with integrated gas hob, cooker hood, electric oven, low level fridge and freezer. Breakfast bar. Plumbing for washing machine. UPVC double glazed rear door and windows, all with fitted blinds. Tiled flooring. Vertical radiator. Spotlights.

SHOWER ROOM

Fully tiled floor and walls. Walk in shower, wash basin in vanity unit and wc. Chrome heated towel rail radiator. UPVC double glazed window. Gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Store room.

BEDROOM ONE

12'5 + recess x 11'4 (3.78m + recess x 3.45m)

Grey laminate flooring. Two UPVC double glazed windows. Radiator.

BEDROOM TWO

12'11 x 9'0 (3.94m x 2.74m)

Grey laminate flooring. Radiator. UPVC double glazed window. Feature fireplace. Fitted wardrobe and desk arrangement..

GUEST ROOM/DRESSING ROOM

8'1 x 6'4 (2.46m x 1.93m)

Grey laminate flooring. Radiator. Fitted wardrobes. Spotlights. Glass door into the...

SHOWER ROOM

8'3 x 2'9 (2.51m x 0.84m)

Fully tiled floor and walls. Walk in shower and white wc with an integral basin. Chrome heated towel rail radiator. UPVC double glazed window. Spotlights.

OUTSIDE

There is a single driveway to the front of the property.

The rear garden is split across three levels which have a paved patio and artificial grass.





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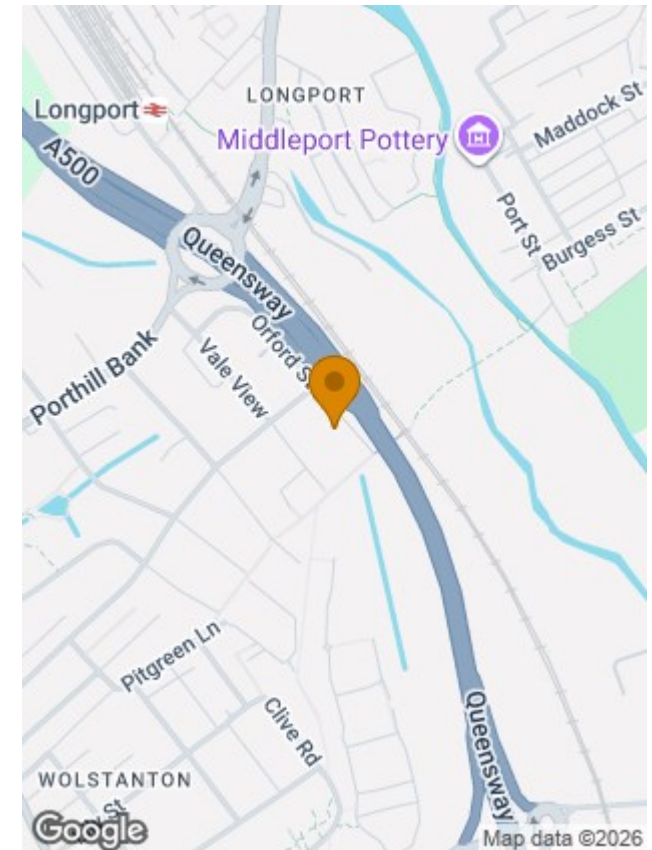


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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