

9 Pentland Grove, Knutton, Newcastle, Staffordshire, ST5 6HY

FOLLWELLS



- Three Bedroom Semi-Detached House
- In Need of General Refurbishment
- Cul-de-Sac Position
- Good Size Rear Garden
- No Upward Chain

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Offers in Excess of

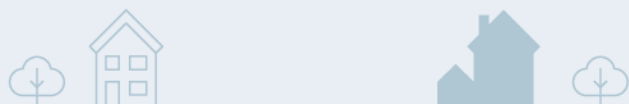
£100,000

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A three bedroom semi-detached house situated on the edge of town within a small cul-de-sac position and good size rear garden plot.

The property is in need of general refurbishment throughout ideally being suited for a purchaser looking for a project property including investment.

The accommodation comprises; front entrance hall with staircase, living room with coal effect gas fire and sliding patio door opening to a uPVC conservatory with brick base and double patio doors opening to rear. The living room also provides access to the breakfast kitchen with a one and a half sink, work surface and base/wall units with fitted oven and hob. Additionally there is further access from the breakfast kitchen to a side entrance porch/utility which houses the central heating boiler and has plumbing for washing machine and space for further appliances.

First floor landing area has loft access and airing cupboard housing the hot and cold water tanks. There are three bedrooms which includes the main bedroom having window outlook to front. The bathroom comprises of a refitted suite which includes electric shower and splash screen over bath, tiling to walls and a separate enclosed W.C.





To the exterior the property has a low maintenance concrete tiered frontage and paved driveway to side leading to the remains of a large block built garage (in poor condition). The garden to the rear is fence enclosed and is in good proportion to the property, predominantly being low maintenance with paving and gravel areas having assorted shrubs.

The property is currently vacant and is available for sale with no further upward chain.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

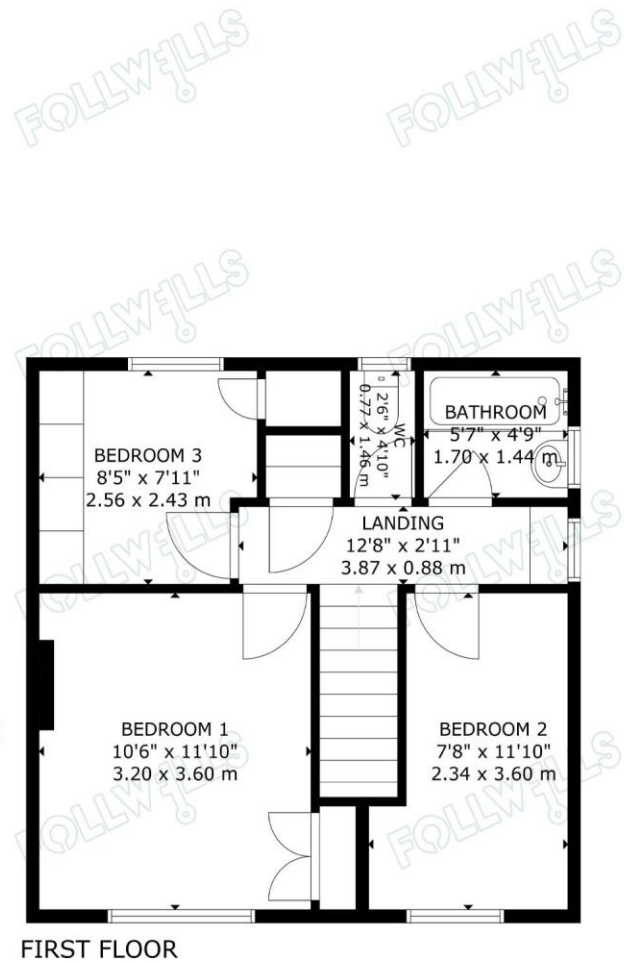
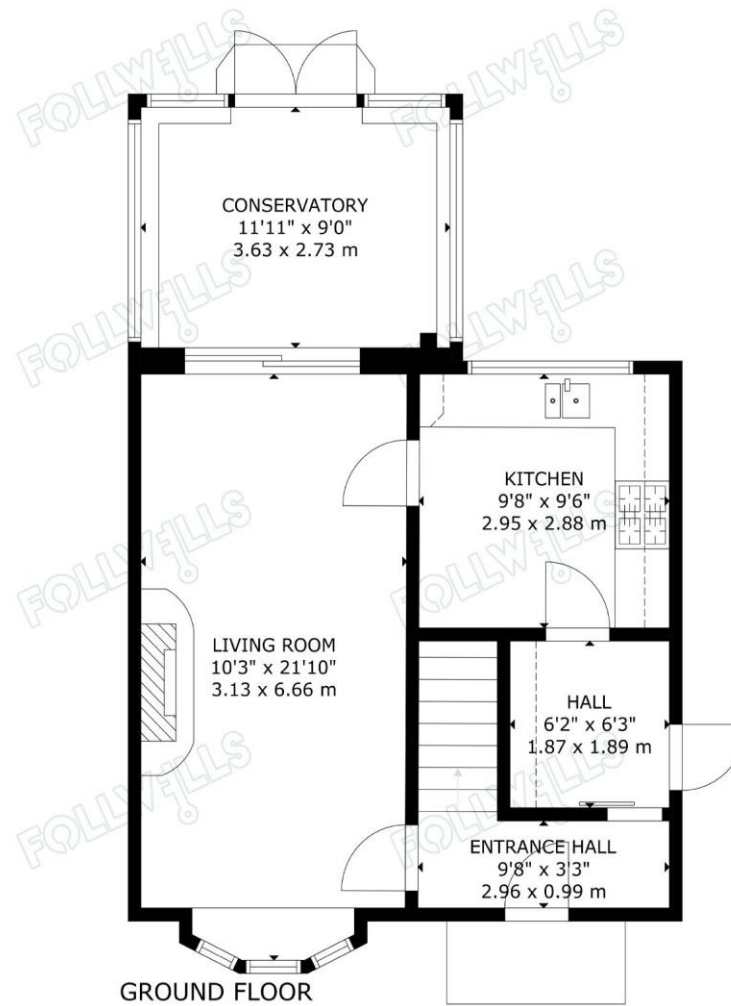
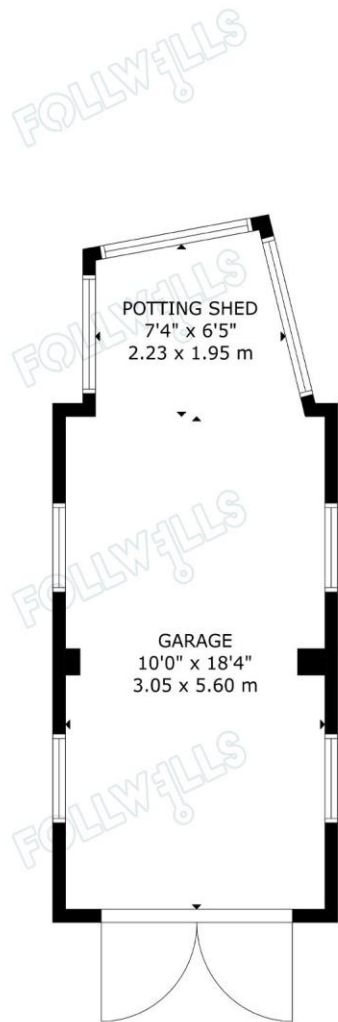
Tenure - Freehold

Council Tax Band 'A'

EPC Rating 'D'

Red Ash Test N/A Raft Foundation

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROSS INTERNAL AREA
TOTAL: 88 m²/945 sq ft
GROUND FLOOR: 50 m²/535 sq ft, FIRST FLOOR: 38 m²/410 sq ft
EXCLUDED AREA: GARAGE: 17 m²/184 sq ft, POTTING SHED: 4 m²/47 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

