



Hassell Street, Newcastle-under-Lyme

£115,000



Freehold | EPC rating: D

- Prime investment opportunity
- 5 Minute walk to Newcastle-Under-Lyme school

- Two double bedrooms
- Walking distance to Newcastle town centre and the UHM

BELVOIR!

Property is personal

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Description

****NO CHAIN SALE**** This **two-bedroom** mid-terrace property close to **NEWCASTLE-UNDER-LYME TOWN CENTRE**, with **EXCELLENT TRANSPORT LINKS**. Close to **EXCELLENT LOCAL SCHOOLS**, **NEWCASTLE-UNDER-LYME COLLEGE** and **KEELE UNIVERSITY**.

Just a short walk from **The Brampton** Park and conservation area, all the **retail** and **entertainment** venues you could wish for and the **Royal Stoke University Hospital**. Suitable for **first time buyers**, and **investors** alike.

This traditional terraced property briefly comprises two reception rooms, a kitchen and ground floor bathroom with two double bedrooms to the first floor. Perfectly functional to move right into while being a blank canvas to make your own if preferred.

UPVC double glazing, gas central heating and radiators throughout.

Please see our 360 virtual tour and book for a physical viewing

Photographs



Rooms

Ground Floor:

Sitting room (3.85 x 3.12m)

A versatile room that could be a lounge or dining room. With fitted carpet and large window to the front.

Store

A neat and tidy storage cupboard for household appliances, the vacuum cleaner and ironing board. Alternatively, an ideal place for coats and shoes or even to tidy away the children's toys.

Living room (3.12 x 3.30m)

Another good-sized room that could be a dining room for a large table and 6-8 chairs, as it opens up to the kitchen. Alternatively use this as the main lounge to enjoy the feature fireplace. Decorated in neutral colours with a fitted carpet underfoot and a window to the rear garden.

Kitchen (3.11 x 1.61m)

A traditional terrace home kitchen with wall and base units, the worksurfaces lending themselves to both preparation areas and a breakfast bar. There is an integrated cooker and hob and space for other appliances like fridge freezer and washing machine. A tiled floor, part tiled walls and neutral decoration finish the room.

Rear Hallway

A second hallway between the kitchen and bathroom offering additional storage and providing access to the rear garden via a glazed UPVC door.

Bathroom (2.20 x 1.63m)

The family bathroom is downstairs with a white three-piece suite; a bath with an electric shower over and screen, white toilet, and a sink with storage cupboard above. A frosted window for privacy allows plenty of light and ventilation, while partly tiled walls and vinyl floor covering finish the room.

Stairs and landing (0.95 x 2.92m)

Carpeted stairs take you to the bedrooms upstairs.

First floor:

Bedroom one (3.65 x 3.10m)

A double bedroom to the front of the property with space for a bed, wardrobes and bedside tables. The neutral decoration a perfect base to add your own stamp and there's fitted carpet underfoot.

Bedroom two (3.17 x 3.30m)

The second bedroom overlooking the rear of the property would easily fit a king-sized bed, wardrobes and bedside tables. This room also benefits from yet more useful storage by way of a cupboard over the stairs and is finished in the same neutral decoration with carpet underfoot.

Courtyard Garden

Low maintenance tarmac courtyard with post and fence boundaries to the right and rear of the property. A timber gate provides access/egress via an alleyway and there is a block and brick wall to the left hand boundary.

Parking

Street parking to the front and neighbouring streets.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 220 Mbps upload speed with Virgin Media and Openreach and the mobile checker shows network with major mobile phone providers EE, Vodafone, Three and 02.

Council tax band: A (Newcastle-Under-Lyme Borough Council), **Tenure:** Freehold, **EPC:** Rating D

If you think this property is for you, please call to arrange a viewing.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Map



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