

28 Cromer Street, May Bank
Newcastle-under-Lyme, ST5 0JN



2 2 1

Asking Price: £135,000





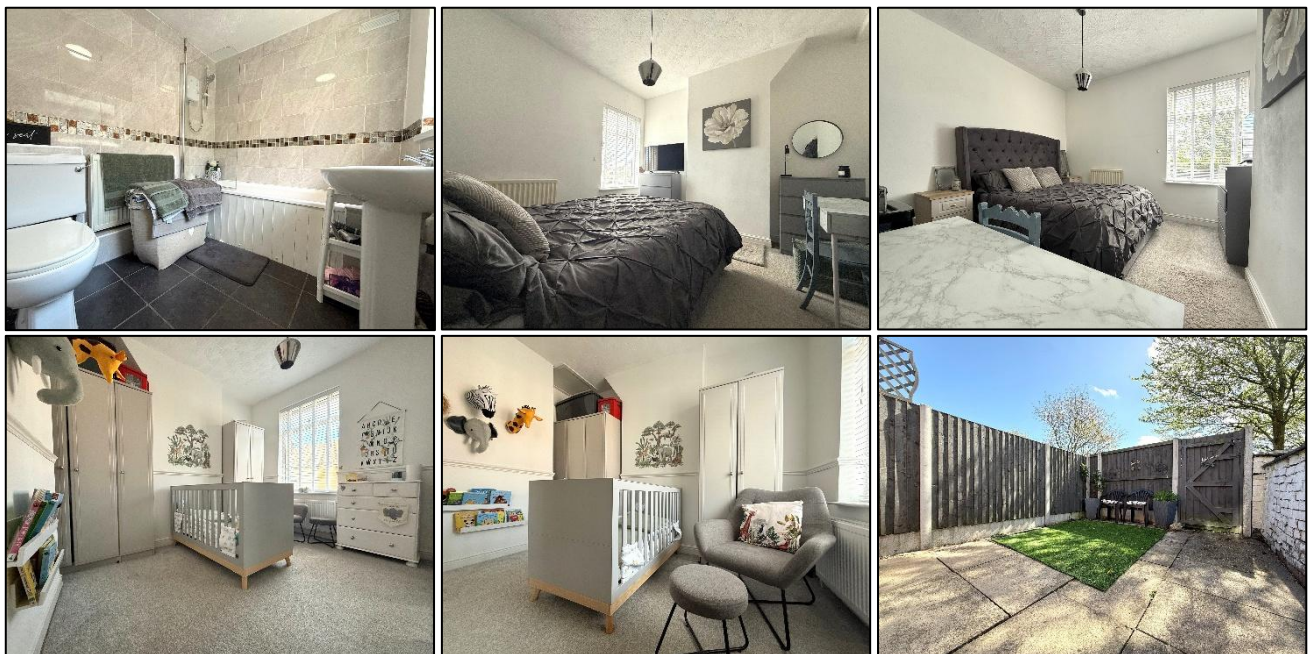
We are delighted to offer to market this stunning two bedroom mid-terrace property guaranteed to catch the eye of first-time buyers and buy-to-let investors with modern fixtures & fittings, neutral décor throughout and low maintenance rear courtyard.

Situated within ever popular May Bank and conveniently positioned for nearby Newcastle town centre, close to local schools and amenities and offering great commuter/ bus links throughout the city this property must be viewed to be fully appreciated.

Comprising of two spacious reception rooms, modern fitted kitchen leading to rear porch and family bathroom. The first floor provides two generously portioned double bedrooms and the property benefits from uPVC double glazing and gas central heating throughout.

External: low maintenance courtyard with gated access to the rear.

Tenure: Freehold



Accommodation briefly comprising of:

Front Reception: 11'1" x 10'9" max (3.39m x 3.27m) composite exterior door & uPVC double glazed window to front elevation, internal door leading to rear reception room, radiator.

Rear Reception: 11'2" x 11'1" max (3.40m x 3.37m) uPVC double glazed window to the rear elevation, feature fireplace & electric fire, internal doors leading to under-stairs storage cupboard, staircase & kitchen, radiator.

Kitchen: 9'8" x 6'5" max (2.94m x 1.96m) uPVC double glazed window to side elevation, a range of matching wall and base units, stainless steel sink & chrome mixer tap, electric hob & extractor, fitted electric oven, doorway to rear porch.

Rear Porch: 6'7" x 3'1" max (2.1m x .95m) uPVC exterior door leading to rear courtyard, plumbing point, Worcester combination boiler, internal door leading to bathroom.

Bathroom: 7'10" x 6'6" max (2.40m x 1.99m) white suite comprising of pedestal sink with chrome taps, bath with chrome taps , wall mounted Triton shower behind glass shower screen over bath, toilet, radiator.

First Floor Landing: internal doors leading to bedrooms.

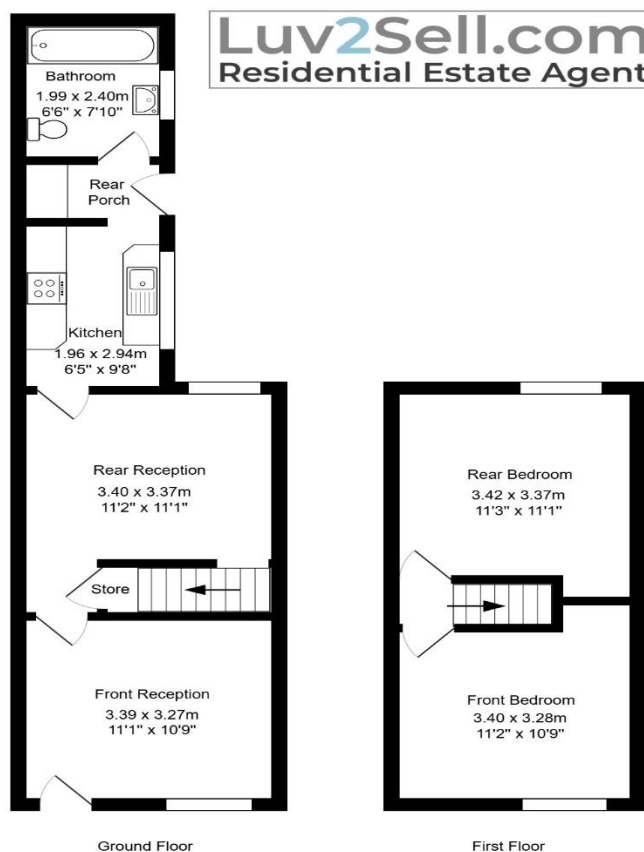
Front Bedroom: 11'2" x 10'9" max (3.40m x 3.28m) uPVC double glazed window to front elevation, ceiling fitted loft access, radiator.

Rear Bedroom: 11'3" x 11'1" max (3.42m x 3.37m) uPVC double glazed window to rear elevation, radiator,

Council Tax Band A

Note: Services, appliances and heating system have not been tested by the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only