



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**200 Newhouse Road, Abbey Hulton, ST2 8BN**

**Offers Over £100,000**

Graham Watkins & Co are pleased to offer For Sale this deceptive two bedroom semi detached property positioned in a corner plot offering gardens to three elevations. This property benefits from a living room, good sized dining kitchen with side porch incorporating a pantry, staircase to the first floor provides two family sized bedrooms and bathroom. This property is ideally located for commuting, being close to the A52 giving good links to The Potteries, Motorway Network, and the market towns of Leek and Cheadle. An internal viewing is Highly recommended.





### Situation and Directions

From our Leek office, take the A53 Cheadle Road. Follow this road for approximately 6 miles until reaching Cellarhead traffic lights, at the traffic lights turn right onto Ash Bank Road. Continue along this road into Abbey Hulton where the property is situated on the corner of Werrington Road and Newhouse Road on the right hand side identifiable by our For Sale Board.

Good for commuting to the city centre and major commuting links.

### Accommodation Comprises:

Entrance Hall with double glazed window to the front aspect, stairs off, radiator and cushioned floor.

### Living Room 16'11" x 10'11" (5.16 x 3.33)



The living room has double glazed windows to the front and rear aspect, radiator and wall mounted gas fire.



### Kitchen 10'11" x 10'9" (3.35 x 3.30)



The kitchen offers a range of base cupboards and drawers, matching wall mounted cupboards, work top with inset stainless steel sink unit, double glazed window to the side and rear aspects, radiator and cushioned floor.



### Side Porch

With double glazed external door to the side aspect, cushioned flooring, access to a store/pantry, double glazed window to the front aspect and shelving.

### First Floor Landing

With loft access and double glazed window to the front aspect.



**Bedroom One 13'9" x 10'11" (4.20 x 3.34)**



Having double glazed windows to the side and rear aspects, radiator and built in airing cupboard.

**Bedroom Two 10'11" x 10'0" (3.35 x 3.05)**



With double glazed window to the rear aspect and radiator.

**Bathroom 7'11" x 6'6" (2.43 x 2.0)**



The bathroom has a cast iron bath, pedestal wash hand basin, low level lavatory, double glazed

window to the front aspect, radiator and cushioned floor.

**Garden**



Externally, the property offers gardens to the front aspect and pedestrian gated access to the side and rear gardens.





#### [Local Authority and Council Tax](#)

We believe that the property is in band A and the local authority is Stoke on Trent.

#### [Services](#)

By prior arrangement through Graham Watkins & Co.

#### [Tenure and Possession](#)

The property is held freehold and vacant possession will be given upon completion.

#### [Measurements](#)

All measurements given are approximate and are 'maximum' measurements.

#### [Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



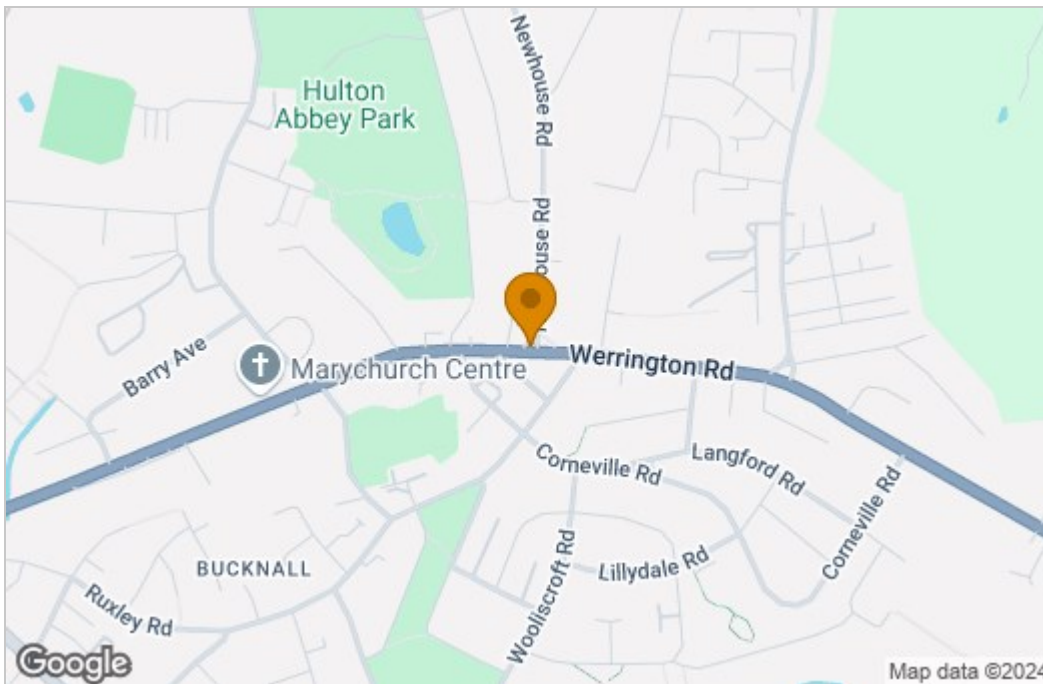
## Floor Plan



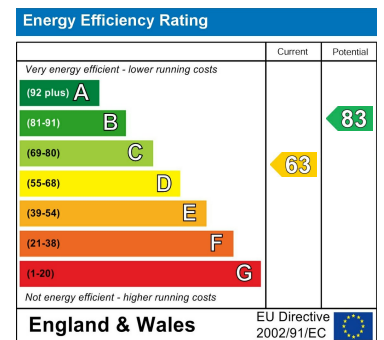
Total area: approx. 69.2 sq. metres (744.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>