



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**198 Newhouse Road, Stoke-On-Trent, ST2 8BN**

**Offers Over £100,000**

Graham Watkins & Co are pleased to offer For Sale this deceptive three bedroom semi detached property. This property benefits from a living room, good sized dining kitchen and bathroom to the ground floor with three good sized bedrooms to the first floor. Externally, there are lawned gardens to the front and rear with the added advantage of a gated driveway providing off road parking. Ideally located for commuting, 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.



### Hall

Upvc double glazed door and window to front, staircase off.

### Living Room 16'10" x 10'7" (5.14 x 3.24)



(Max measurement) Upvc double glazed windows to front and rear, radiator.



### Kitchen 10'9" x 6'0" (3.30 x 1.83)



Base units other work surfaces over having inset

stainless steel sink unit, wall cupboards, Upvc double glazed window to rear, radiator. Pantry off.

### Rear Hall

External door to side, built in storage. We housing low level we, Upvc double glazed frosted window to rear.

### Bathroom 5'8" x 4'6" (1.74 x 1.38)



Panelled bath, pedestal wash hand basin, radiator, Upvc double glazed frosted window to front.

### First Floor Landing

Upvc double glazed window to front.

### Bedroom One 13'9" x 11'1" (4.20 x 3.39)



Upvc double glazed windows to side and rear, radiator, ornamental fireplace. Built in storage housing Baxi gas boiler and fixed shelving.

### Bedroom Two 10'7" x 9'10" (3.23 x 3.02)



(Max measurements) Upvc double glazed window to rear, radiator, ornamental fireplace.

### Bedroom Three 9'0" x 7'11" (2.76 x 2.42)



Upvc double glazed window to front, radiator.

### Outside



The property is approached via a pedestrian gated access with flagged paths. Adjoining front lawned garden with mature trees and shrubs. Double gated access to driveway providing parking.

### Rear Gardens



Laid to lawns with borders.



### Local Authority and Council Tax

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

### Services

We believe the property is connected to mains services.

### Tenure and Possession

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

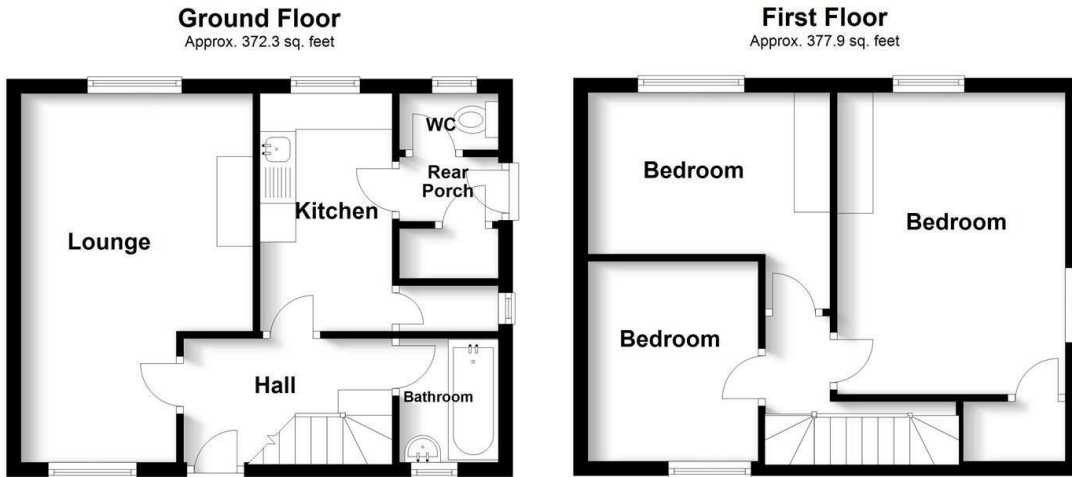
### Measurements

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.

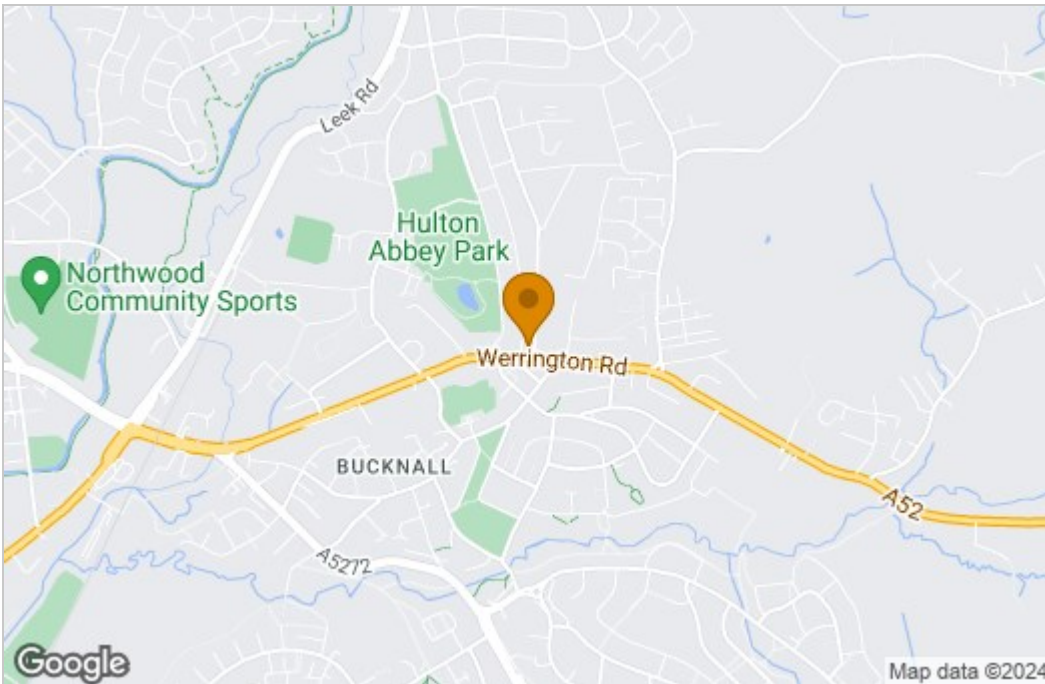
## Floor Plan



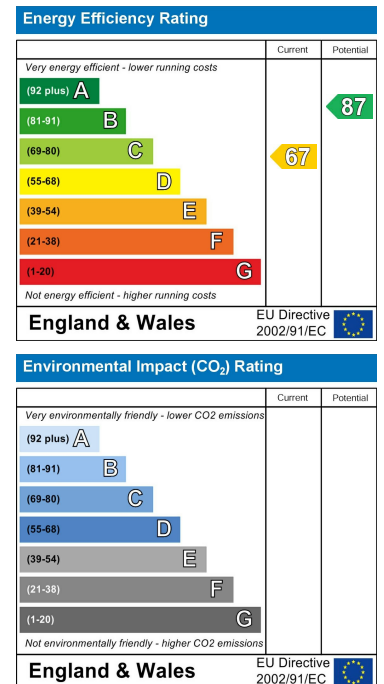
Total area: approx. 750.2 sq. feet

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.

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