

FOR SALE



Vessey Terrace, Newcastle

3 Bedrooms, 1 Bathroom, Detached House

Asking Price £210,000



ENTRANCE HALL 8' 6" x 5' 9" (2.60m x 1.76m)
Entered via a UPVC front door, stairs to first floor, storage cupboard.

- Detached house in good condition
- Two sizeable reception rooms
- Three double bedrooms
- Garage for additional storage
- Excellent public transport links
- No onward chain
- Council Tax Band - B

LOUNGE 11' 5" x 11' 5" (3.48m x 3.48m) Having dual aspect double glazed windows to the front and side elevations, radiator.

DINING ROOM 11' 5" x 11' 5" (3.48m x 3.48m) Double glazed window to the front elevation, radiator.

KITCHEN 11' 5" x 8' 5" (3.48m x 2.58m) Fitted with wall and base units with worksurface over which incorporates a stainless-steel sink unit and drainer, integrated oven and hob, dual aspect double glazed windows to the front and side elevations, rear access door.

BEDROOM ONE 11' 5" x 11' 5" (3.48m x 3.48m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

BEDROOM TWO 8' 11" x 8' 5" (2.73m x 2.58m) Double glazed window to the rear elevation, radiator.

BEDROOM THREE 11' 1" x 6' 6" (3.38m x 2.00m) Double glazed window to the side elevation, housing gas combination boiler, radiator.

BATHROOM 8' 5" x 4' 6" (2.58m x 1.39m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		



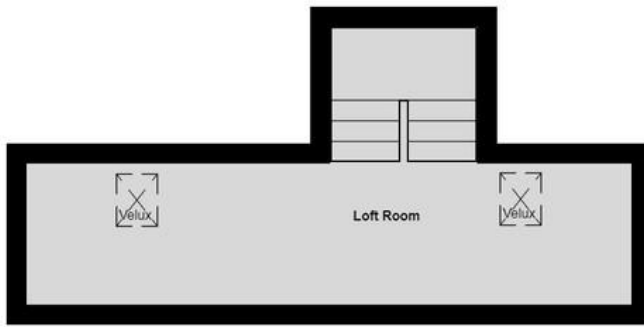
the front elevation, radiator.



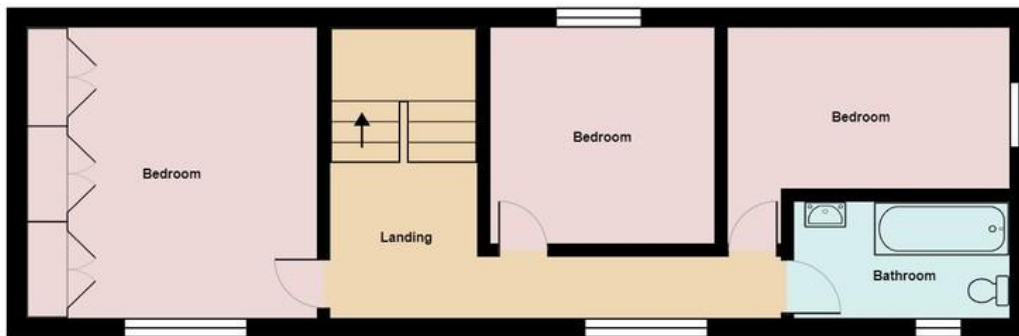
WC External comprising; low level WC.

EXTERNAL The property is approached via a paved pathway with gardens either side. Driveway parking leads up to a single garage.

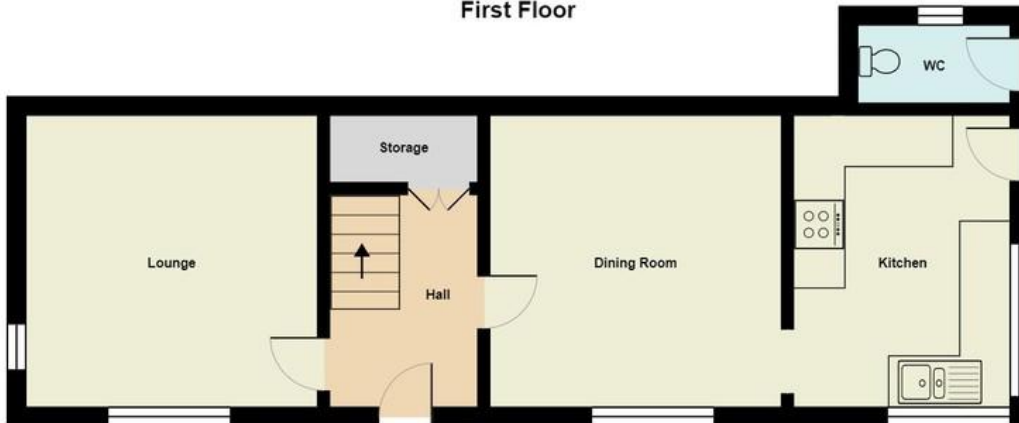




Second Floor



First Floor



Ground Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

