

FOR SALE



Sorrell Gardens , Newcastle -under- Lyme

4 Bedrooms, 2 Bathroom, Mid Terraced House

Offers In Excess Of £230,000



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- Three versatile floors
- Modern kitchen with dining area
- Master bedroom with en-suite
- Private rear garden
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ENTRANCE HALL 13' 1" x 7' 7" (4.00m x 2.33m) Stairs to first floor, wood effect laminate flooring.

STUDY/BEDROOM FOUR 9' 10" x 8' 8" (3.02m x 2.66m) Double glazed window to the front elevation, radiator.

WC 4' 8" x 3' 2" (1.43m x 0.97m) Comprising; low level WC and pedestal hand wash basin, wood effect laminate flooring, radiator.

KITCHEN/DINER 12' 8" x 12' 7" (3.88m x 3.86m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor unit, space for appliances, double glazed window to the rear elevation and UPVC French doors opening onto the rear garden, built in storage cupboard, radiator.

LOUNGE 12' 7" x 9' 10" (3.86m x 3.02m) Having UPVC French doors with Juliet balcony and double glazed window to the front elevation, radiator.

LANDING 6' 4" x 6' 2" (1.95m x 1.88m) Stairs to second floor. Airing cupboard.

BEDROOM TWO 10' 7" x 9' 7" (3.25m x 2.94m) Having two double glazed windows to the rear elevation, built in storage cupboards, radiator.

BEDROOM ONE 10' 7" x 10' 4" (3.23m x 3.15m) Having two double glazed windows to the front elevation, built in storage cupboards, radiator.

ENSUITE Comprising; low level WC, pedestal hand wash basin and shower unit, radiator.

BEDROOM THREE 9' 6" x 5' 7" (2.92m x 1.72m) Double glazed window to the rear elevation, radiator.





BATHROOM 6' 6" x 6' 0" (2.00m x 1.85m) Comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the rear elevation, radiator.

EXTERNAL To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles. To the rear there is a fully enclosed garden with paved patio area and lawned garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





All measurements are approximate and for display purposes only

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