



# ESTATE AGENTS

*... the key to a successful move*



**Lower Milehouse Lane, Newcastle, ST5 9BE**

**Offers in the  
region of  
£199,950**

- \* TRADITIONAL SEMI DETACHED FAMILY HOME
- \* SPACIOUS THROUGHOUT
- \* POPULAR SOUGHT AFTER RESIDENTIAL LOCATION
- \* EXCELLENT COMMUTING LINKS
- \* VIEWING RECOMMENDED

**w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)**

# Lower Milehouse Lane, Newcastle, ST5 9BE

## ACCOMMODATION

### DESCRIPTION

This traditional three bedroom Semi Detached House is situated in a popular residential location and within easy reach of local amenities, schools, commuter and transport networks. Selective modernisation is required, therefore offering potential purchasers the ideal opportunity to create their ideal home. The accommodation comprises, entrance porch, hallway, lounge, dining room, kitchen and a 'lean to' and to the first floor three bedrooms and a bathroom. Additional benefits uPVC double glazing, a driveway providing ample parking, gardens to the front and rear. There is also a workshop at the back of the rear garden. No upward chain, viewings are strongly recommended.

### GROUND FLOOR

#### ENTRANCE HALL

Good size entrance hall with wooden flooring, ceiling light point, stairs to first floor, uPVC double glazed door and side window



#### LOUNGE 13'9" x 10'9" (4.2m x 3.3m)

Ceiling light point, open fireplace, uPVC double glazed bay window with front aspect.



#### DINING ROOM 12'9" x 10'9" (3.9m x 3.3m)

Ceiling light point, wooden flooring, open fireplace, double doors into the kitchen, double glazed patio doors opening to outside garden area



#### KITCHEN 8'2" x 6'2" (2.5m x 1.9m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven and hob, sink and drainer with mixer tap. UPVC panelled walls and ceiling, recessed lighting, wooden flooring, uPVC double glazed window, door to outhouse which can be adapted into a good size utility area, uPVC double glazed exterior door to outside,.



#### OUT-HOUSE 6'2" x 4'3" (1.9m x 1.3m)

Excellent adaptable space ideal for a utility area

### FIRST FLOOR

#### STAIRS & LANDING

Ceiling light point, uPVC double glazed window.

#### BEDROOM (front) 13'9" x 10'9" (4.2m x 3.3m)

Fitted with a pair of double wardrobes, ceiling light point, uPVC double glazed bay window

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## **BEDROOM (rear) 11'9" x 10'9" (3.6m x 3.3m)**

Fitted with a range of wardrobes, ceiling light point, uPVC double glazed window



## **OUTSIDE**

There is a drive to the front providing ample parking and a small garden area with some planting.

At the rear is a good size garden area with patio area, raised flower bed, wood chip seating area and a good size workshop at the rear of the garden



## **BEDROOM (front) 7'10" x 5'10" (2.4m x 1.8m)**

Ceiling light point, loft access point, uPVC double glazed window



## **BATHROOM 8'2" x 5'10" (2.5m x 1.8m)**

Fitted with a three piece suite comprises panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Majority wall tiled, radiator, two uPVC double glazed windows

## **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services  
We believe all are available.

Tenure  
Assumed to be freehold.

Council Tax Band B Newcastle under Lyme

## **Offer Procedure**

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or

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solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

### Lower Milehouse Lane, Newcastle-u-Lyme FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required