



 **2**
Bedrooms

 **1**
Bathroom

 **2**
Receptions

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- TWO BEDROOM TERRACE PROPERTY
- TWO COZY YET SPACIOUS RECEPTION ROOMS
- LOVELY MODERN FITTED KITCHEN with FLURRY OF INTEGRATED APPLIANCES
- CONVENIENT WC & LAUNDRY TO THE GROUND FLOOR
- TWO LARGE DOUBLE BEDROOMS
- MODERN TILED BATHROOM
- GREAT BLANK CANVAS REAR GRADEN
- HIGHLY SOUGHT AFTER AREA
- VIEWS OVER TO THE MONUMENT & FAB COUNTRY WALKS



It's taking me HIGHER, HIGHER, HIGHER OFF THE GROUND! You'll be jumping HIGH off the ground for this FANTASTIC PROPERTY, located on the highly sought-after High Street Wood Lane! This charming **two-bedroom terrace** offers everything you need to create the perfect home. Step inside to discover **two spacious reception rooms**, ideal for entertaining, setting up a home office, or crafting that hobby space you've always dreamed about. The kitchen is well-appointed with ample cupboard space and countertops—perfect for preparing delicious meals. A convenient downstairs WC is perfect for guests, offering added comfort and practicality. To finish off the ground floor is a handy laundry area for any noisy appliances! Upstairs, you'll find **two generously sized bedrooms**, each full of potential and ready to be personalized. The stylish, tiled bathroom features both a bathtub and an overhead shower, providing flexibility and comfort. Step outside to your **low-maintenance garden**, a perfect canvas for outdoor entertaining, a mini herb garden, or a peaceful retreat for your morning coffee. This property offers both comfort and opportunity in a prime location. Contact **Samuel Makepeace Bespoke Estate Agents** today to schedule a viewing. Don't miss out on the chance to make this property your dream home!

ROOM DETAILS

Reception Room One - Double glazed window and door, laminate flooring and radiator.

Reception room Two - Double glazed patio doors, laminate flooring, cupboard and radiator.

Kitchen - Double glazed window and door. Fitted wall and base units with work surfaces. Sink, drainer, built in cooker, electric hob, tiled splashback and cooker hood. Integrated appliance including fridge/freezer and dishwasher. Tiled flooring and vertical radiator.

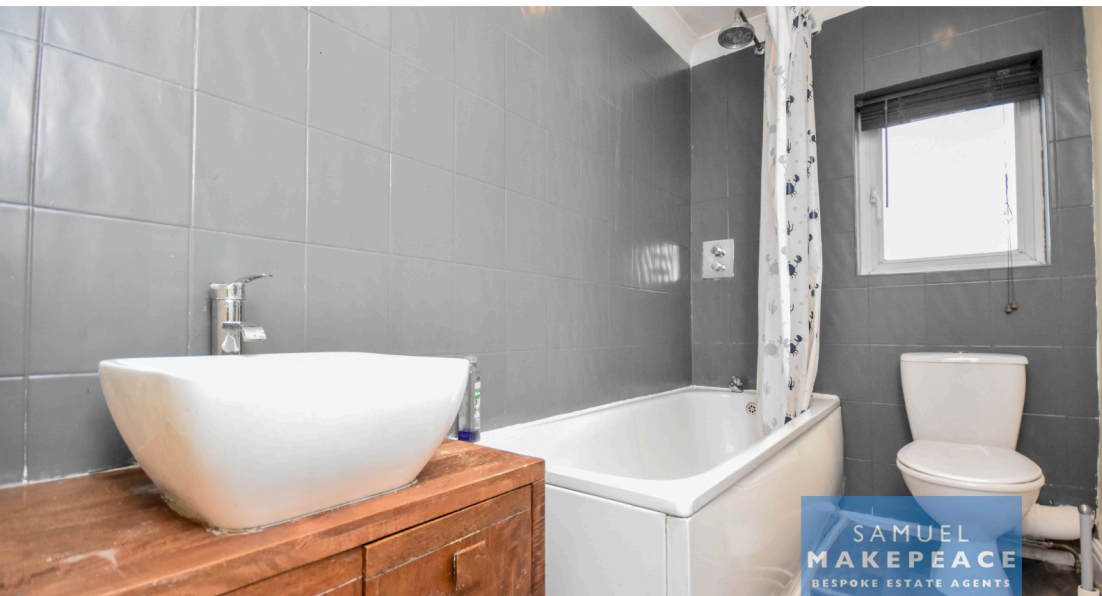
WC - Double glazed window, LLWC, tiled flooring and radiator.

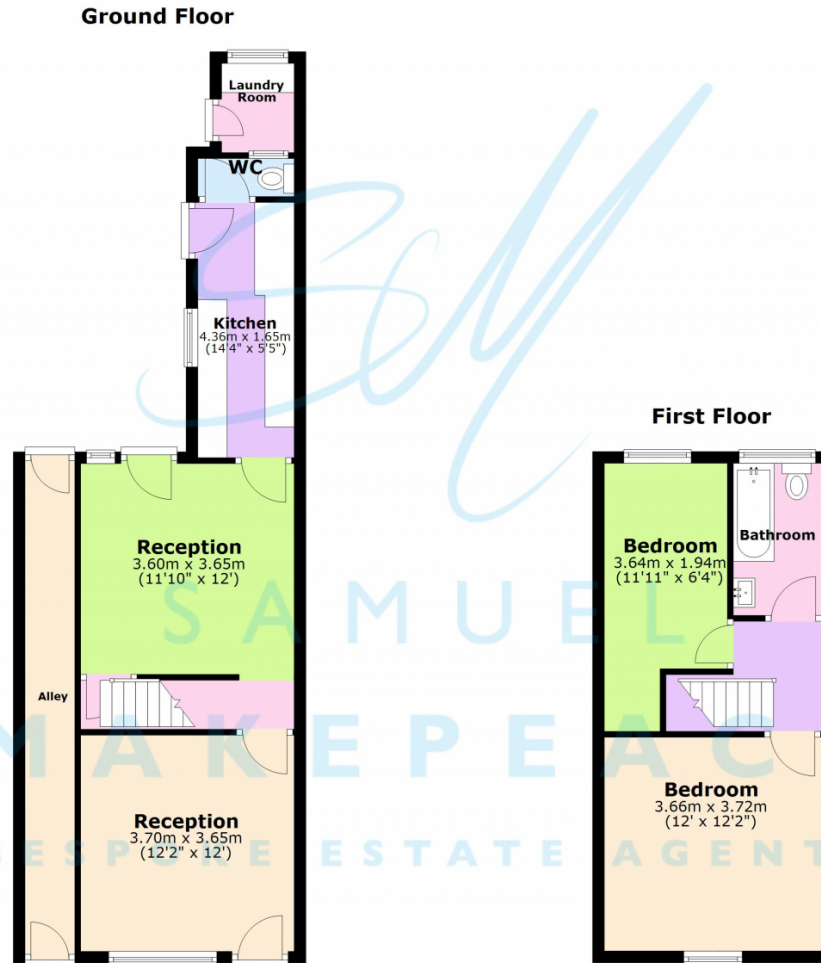
Utility - Double glazed window and door. Work surfaces and space for washing machine. Tiled flooring, and boiler.

Bedroom One - Double glazed window, feature fireplace and radiator.

Bedroom Two - Double glazed window and radiator

Bathroom - Double glazed window. LLWC, hand wash basin with vanity, bath with overhead shower. Part tiled walls, vinyl flooring and towel warming radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: High Street, Wood Lane, Newcastle-Under-Lyme

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