67 Abermarle Road

Newcastle-Under-Lyme

BURY & HILTON EST 1905
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

67 Abermarle Road

Newcastle-Under-Lyme

Staffordshire, ST5 9BH

2 | 1 | 1 | D | acre(s)

* A two bedroom semi-detached property located in a convenient location for the Newcastle town centre and shops and schools.
* The property is currently let and producing £500 per calendar month.

Offers In The Region Of

£125,000

Leek - 01538 383344

leek@buryandhilton.co.uk

Entrance Hall
Radiator. Stairs off.

Living Room
Radiator. Bay window.

Kitchen / Diner
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Radiator. Tiled floor. Cooker point.

W.c
W.c.

Landing Area
Access to:

Bedroom
Radiator.

Bedroom
Radiator.

Bathroom
Bath with feeder shower. W.c. Wash basin. Radiator.

Outside
Driveway to the front providing off street parking. Good sized rear garden area.

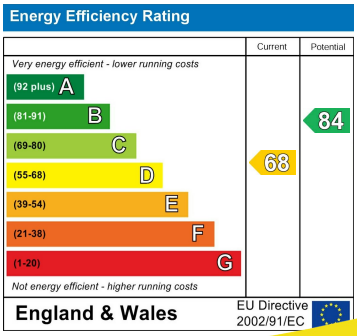
Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.



Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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