

67 Abermarle Road

Newcastle-Under-Lyme

BURY & HILTON EST 1963
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

* 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.
* Benefiting from double glazing and gas fired central heating.
* The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen / Diner and W.c to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
* Driveway to the front providing off street parking.
* Good sized rear garden area.
* The property may be of interest to landlords and speculators.
* Apply Leek Office for further information.

Offers In The Region Of £125,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

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.

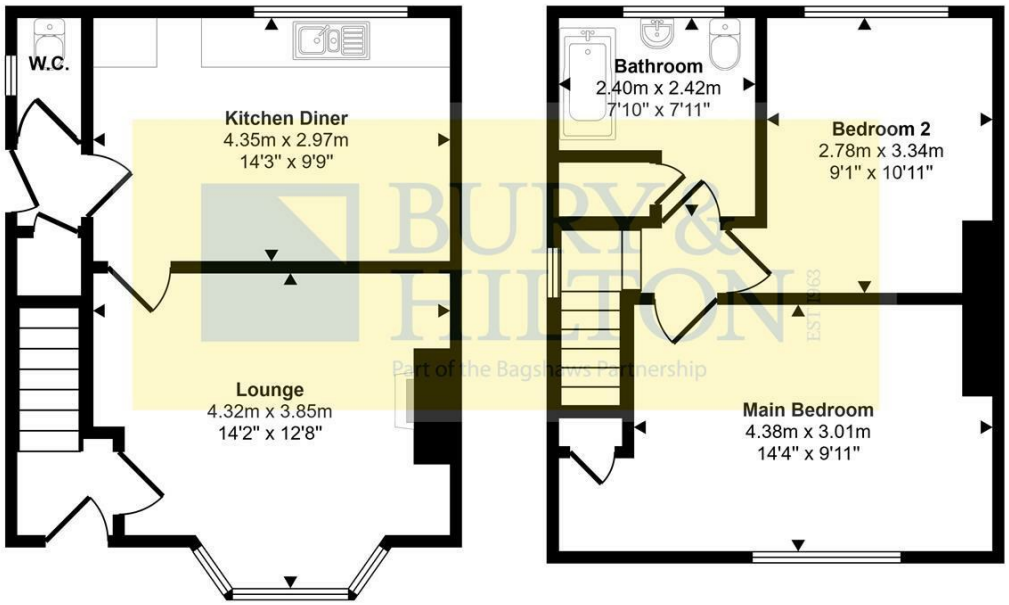
Bathroom
Bath with feeder shower. W.c. Wash basin. Radiator.

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.

Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft

First Floor
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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