



- **Two Bedrommed Terraced House**
- **Close to Town Centre & Keele Uni bus Routes**
- **EPC Band C Rating 69, Council Tax A**
- **Central Heated and Double Glazed**
- **Potential Rental £825 pcm or £100 pw per room**
- **Ask an adviser to book your viewing**



**12 Hatrell Street, Newcastle**  
Newcastle, ST5 1LX

**£132,000**

## Description

A two bedroom terraced property situated close to Newcastle town Centre. The property benefits from EPC Band C, newly decorated throughout, a new flat roof, Gas central heating and double glazing . Accommodation comprises Hall dining room, living room, kitchen and bathroom at ground floor level two bedrooms to the first floor. To the frontage is a forecourt and at the rear is an enclosed paved yard with brick built store currently used as a utility room. Potential rental £825 per calendar month or possible student rental for Keele University.

## Ground Floor

### Entrance Porch

With tiled floor, door to front.

### Hallway

With carpeted floor

### Dining Room 9' 0" x 13' 9" (2.74m x 4.18m)

With carpeted floor, radiator, Power Point.

### Living Room 11' 3" x 11' 10" (3.42m x 3.61m)

With carpeted floor, radiator, Power Point, stairs off.

### Kitchen 9' 6" x 5' 4" (2.90m x 1.63m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over. Wood effect floor. Includes extractor hood, power points.

### Rear Hall

With wood effect floor, door to rear, boiler.

### Bathroom 7' 3" x 5' 4" (2.22m x 1.62m)

Fitted bathroom suite and white with WC, basin set vanity unit, panel bath with electric shower and screen over. Part tiled walls and wood effect floor. Includes a radiator.

## First Floor

### Bedroom 1 15' 8" x 11' 0" (4.77m x 3.35m)

With carpeted floor, radiator, Power Point, feature hearth, built in wardrobes.

### Bedroom 2 8' 1" x 12' 0" (2.46m x 3.66m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

## Outside

To the frontage is a low maintenance forecourt. At the rear is an enclosed yard with pedestrian access and store/ Utility room.

### Store/ Utility 6' 3" x 4' 11" (1.90m x 1.49m)

With Power Point, Washer point.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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# Energy performance certificate (EPC)

12 Hatrell Street NEWCASTLE ST5 1LX	Energy rating <b>C</b>	Valid until: <b>27 July 2033</b>	 0717-8223-3130-0798-7222
		Certificate number:	

<b>Property type</b>	Mid-terrace house
<b>Total floor area</b>	63 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)