

2 Harrison Street, Newcastle-under-Lyme, Staffordshire, ST5 1NH



Freehold Offers in excess of £165,000

Bob Gutteridge Estate Agents are pleased to welcome to the market this double-storey extended terraced home, situated within this convenient Newcastle-under-Lyme location. Given its excellent proximity to the North Staffordshire NHS Hospital and Newcastle-under-Lyme town centre, the property would be considered an ideal buy-to-let investment opportunity. The vendors have, over recent years, undertaken a programme of updating and modernisation to the accommodation. In brief, the property comprises an entrance lobby, front reception room, formerly utilised as part of a convenience shop, lounge, fitted kitchen/dining room, utility room, and ground floor shower room. To the first floor are three generous double bedrooms together with a family bathroom. The location is ideally placed for access to local shops, schools, and amenities, whilst also being particularly convenient for the North Staffordshire NHS Hospital and Newcastle-under-Lyme town centre.

The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the spacious extended accommodation, versatile layout, and excellent investment potential this property has to offer.

ENTRANCE HALLWAY 0.94m x 0.99m (3'1" x 3'3")

With timber glazed front access door with overlight window, spotlight fitting, smoke alarm, stairs to first floor and door leading off to;

RECEPTION ROOM (FORMER SHOP) 4.22m x 3.38m (13'10" x 11'1")

With timber glazed window to side, timber glazed side access door with overlight window, two fluorescent tube light fittings, gas meter, electricity consumer unit, ceramic tiled flooring and power points.



LOUNGE 4.22m x 3.35m (13'10" x 11')

With Upvc double glazed window to front, four spotlight fittings, single panelled radiator, feature electric fire, coving to ceiling, Openreach connection points (subject to usual transfer regulations), phone line/ADSL connection point, TV aerial connection point, access to understairs storage cupboard providing ample domestic storage space, wood laminate flooring, power points and door leading off to;



FITTED KITCHEN / DINING ROOM 3.94m x 3.15m (12'11" x 10'4")

With Upvc double glazed window to front, four spotlight fittings, coving to ceiling, single panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in composite sink unit with stainless steel mixer tap above, built-in CDA oven with four-ring gas hob and extractor hood above, space for fridge/freezer, power points and door leading off to;



UTILITY ROOM 2.51m x 2.69m (8'3" x 8'10")

With Upvc double glazed frosted front access door, enclosed light fitting, single panelled radiator, base-mounted storage cupboard providing ample domestic storage space, round-edge worktop, space for automatic washing machine, space for condenser dryer and door leading off to;



GROUND FLOOR SHOWER ROOM 2.54m x 1.17m (8'4" x 3'10")

With enclosed light fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, glazed shower enclosure with thermostatic direct-flow shower unit and aqua boarding.



FIRST FLOOR LANDING 7.77m x 1.40m (25'6" x 4'7")

With four spotlight fittings, loft access, smoke alarm, single panelled radiator, wood laminate flooring, power point and doors leading off to;



BEDROOM ONE 3.38m x 4.32m (11'1" x 14'2")

With Upvc double glazed window to side, four spotlight fittings, single panelled radiator, wood laminate flooring, built-in storage cupboard providing ample domestic storage space, TV aerial connection point and power points.



BEDROOM TWO 3.94m x 2.84m (12'11" x 9'4")

With Upvc double glazed window to front, six spotlight fittings, single panelled radiator, wood laminate flooring and power points.



BEDROOM THREE 3.99m x 2.95m (13'1" x 9'8")

With Upvc double glazed window to front, seven spotlight fittings, single panelled radiator, wood laminate flooring, TV aerial connection point and power points.



FIRST FLOOR BATHROOM 2.39m x 2.74m (7'10" x 9'0")

With Upvc double glazed frosted window to front, three spotlight fittings, vertical chrome towel radiator, a white suite comprising low-level WC, pedestal sink unit, panel bath unit with mixer tap and separate hair attachment above, built-in airing cupboard housing a main gas combination boiler providing the domestic hot water and heating systems, tile-effect vinyl flooring, black ceramic splashback tiling, decorative wall panelling and power points.



EXTERNALLY



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

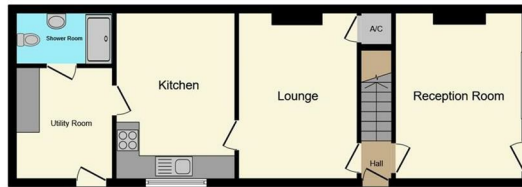
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

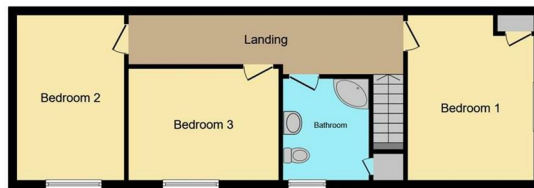
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

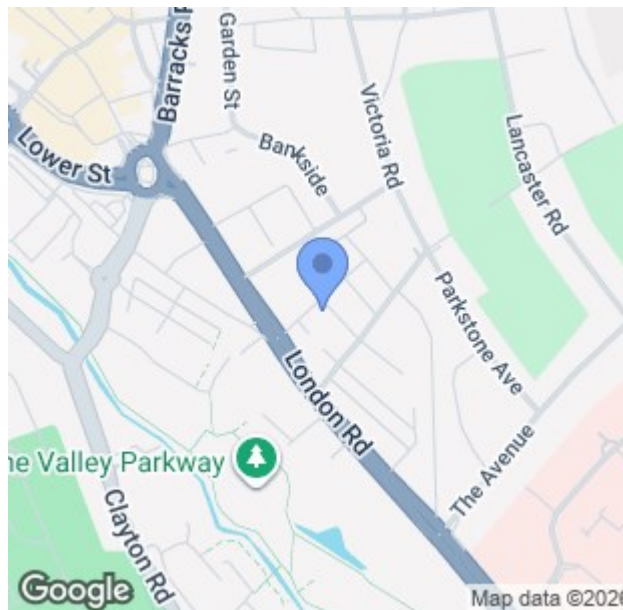


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

