



## 18 Ford Street

Newcastle, ST5 6LT

**Price £120,000**



Here at Carters we are delighted to bring to the market this beautifully presented terraced home, offering an excellent opportunity for first-time buyers and investors alike.

Upon entering the property, you are welcomed into a cosy and inviting living room, providing the perfect space to relax and unwind. To the rear, the modern fitted kitchen offers ample worktop and storage space, along with room for a range of appliances. The ground floor also benefits from a well-appointed family bathroom.

Upstairs, the property features two generously sized double bedrooms, both offering comfortable and versatile living accommodation.

Externally, the rear of the property boasts a low-maintenance paved courtyard and a useful outbuilding, ideal for additional storage.

Ideally positioned, this home is within walking distance of the town centre, where you'll find a wide range of shops, cafés, amenities and excellent transport links. The property is also conveniently located close to the local hospital, making it an ideal choice for healthcare professionals or those wishing to be nearby. Well-regarded schools, major commuter routes and Newcastle town centre are all just a short drive away, further enhancing the property's appeal.

# 18 Ford Street

Newcastle, ST5 6LT

Price £120,000



## Living Room

11'11 x 11'0 (3.63m x 3.35m)

UPVC double glazed window to the front elevation. UPVC double glazed window to the front elevation. Electric fireplace. Coving to the ceiling. Feature wall panelling. Radiator. Television point.

## Kitchen

11'3 x 10'2 (3.43m x 3.10m)

UPVC double glazed window to the rear elevation. Modern fitted wall, drawer and base units. Wood effect laminate work surfaces incorporating inset, stainless steel sink with single drainer and mixer tap. Built in electric oven with a four ring gas hob and extractor fan. Space and plumbing for a washing machine. Space for fridge/freezer. Under stairs storage. Radiator. Vinyl flooring.

## Inner Hallway

UPVC double glazed entrance door to the side elevation.

Loft access. Stairs to the first floor. Radiator. Vinyl flooring.

## Bathroom

UPVC double glazed window to the rear elevation. Fitted three piece suite comprising of a paneled bath with shower above, pedestal wash hand basin, and low level W/C. Tiled walls. Radiator. Extractor fan. Vinyl flooring.

## First Floor Landing

## Bedroom One

12'0 x 11'5 (3.66m x 3.48m)

UPVC double glazed window to the front elevation. Radiator. Television point. Vinyl flooring.

## Bedroom Two

8'7 x 7'10 (2.62m x 2.39m)

UPVC double glazed window to the rear elevation. Loft access. Radiator. Storage cupboard. Vinyl flooring.

## Exterior

Paved yard to the rear. Outbuilding with power and lighting.

## Additional Information

Freehold.

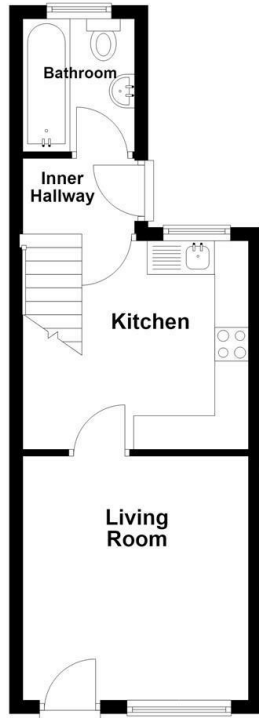
Council Tax Band - A - Newcastle Under Lyme.

Total Floor Area: 50 Square Meters / 538 Square Foot.

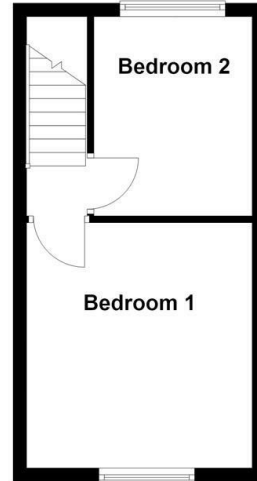
## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

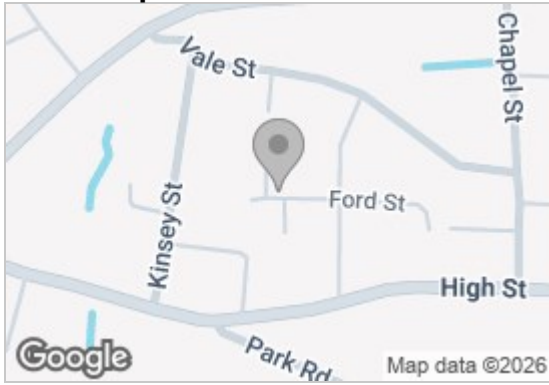
**Ground Floor**



**First Floor**



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**