



Newpool Terrace, Brown Lees, ST8 6PE.
£150,000

Est. 1930
**Whittaker
& Biggs**

Newpool Terrace,

Brown Lees, ST8 6PE.

Whittaker & Biggs are delighted to offer for sale this three bedroom semi-detached home, offered at a desirable price to reflect the modernisation works required.

The property comprises a lounge, ground floor WC, dining kitchen plus conservatory with access to the rear garden. To the first floor there are two double bedrooms and a single bedroom. Externally there is a good sized garden and a paved driveway to the front allowing plentiful off-road parking.

Offered at a desirable price and in need of modernisation throughout the property could be ideal for those looking for a project and to get on the property market or buy to let investors alike.

Offered with no upward chain a viewing is recommended.



Entrance

Modern composite front entrance door with obscured glazed panel. Carpet flooring, stairs to first floor landing.

Lounge 13' 11" x 11' 0" (4.24m x 3.35m)

Having UPVC bay window to front aspect, gas fire with tiled and timber surround, radiator, light point, storage cupboard with shelving.

Kitchen 10' 9" x 8' 8" (3.27m x 2.64m)

Having wooden cupboard and base units, stainless steel single drainer sink with mixer tap over, tiled splashback, window to side aspect, plumbing for washing machine, space for dining table, leading to ground floor bathroom:-

Ground Floor Bathroom

Obscured window to rear aspect, carpet flooring, low level W.C and hand-wash basin. Panelled bath. Half tiled walls. Vanity mirror.

Conservatory 13' 1" x 6' 11" (3.98m x 2.10m)

UPVC construction, having double glazed windows to the rear and side aspect overlooking the gardens. UPVC double glazed side entrance doors. Vinyl flooring. Wooden cladding ceiling, light point.

Landing

Stairs leading to first floor landing, having access to loft space.

Bedroom One 13' 11" x 10' 11" (4.24m x 3.33m)

UPVC window to front aspect, original fireplace, radiator, light point.

Bedroom Two 5' 10" x 7' 11" (1.77m x 2.42m)

Having UPVC window to rear aspect, radiator & light point.

Bedroom Three 14' 2" x 7' 10" (4.31m x 2.38m)

Having UPVC window to rear aspect overlooking the garden, space for storage, radiator & light point.



Note:

Council Tax Band: B

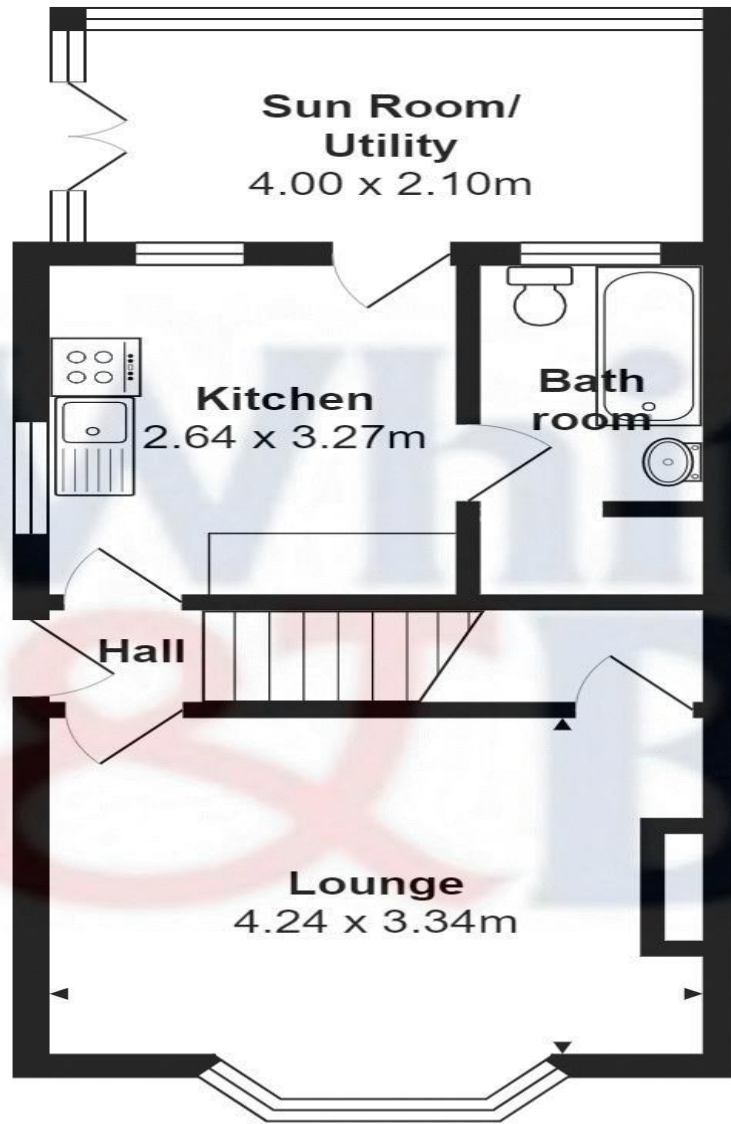
EPC Rating: E

Tenure: believed to be Freehold





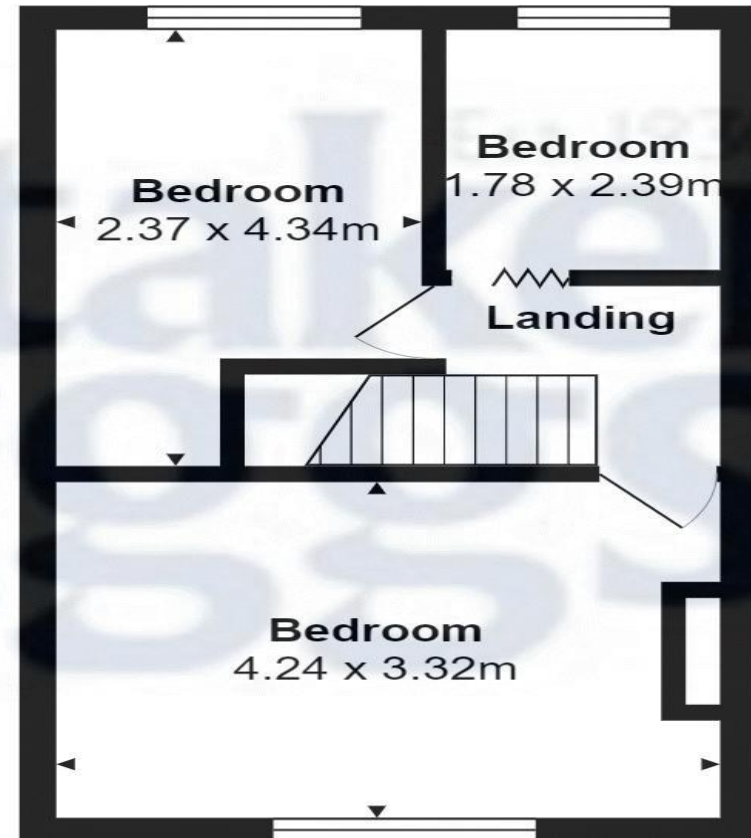




Ground Floor

Total Area: 77.1 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



First Floor



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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