



3 Bedroom Semi-Detached House

Rowan Place, Newcastle

£95,000



REDSTONES

****GREAT FOR INVESTOR AS TENANTED****A three bedroom semi-detached house in the Newcastle under Lyme suburb of Crackley. The property is gas central heated and double glazed, with accommodation comprising of a hall, lounge, kitchen, three bedrooms and bathroom. There are lawned gardens to the front, rear and side of the property with off road parking making this a substantial plot. Energy rating D.

SUMMARY ****GREAT FOR INVESTOR AS TENANTED****A three bedroom semi-detached house in the Newcastle under Lyme suburb of Crackley. The property is gas central heated and double glazed, with accommodation comprising of a hall, lounge, kitchen, three bedrooms and bathroom. There are lawned gardens to the front, rear and side of the property with off road parking making this a substantial plot. Energy rating D.

HALL 10' 9" x 5' 10" (3.3m x 1.8m) Having laminate flooring, UPVC door to front, Radiator, stairs off, doors to lounge and kitchen.

LOUNGE 13' 1" x 10' 9" (4.0m x 3.3m) Having laminate flooring, double glazed window to front, radiator.

KITCHEN 19' 8" x 8' 2" (6.0m x 2.5m) Having tiled flooring, double glazed door and windows to rear, radiator, various wall and base units, sink, cupboards, appliance space, wall mounted boiler.

STAIRS / LANDING Having doors off.

BEDROOM ONE 13' 5" x 10' 9" (4.1m x 3.3m) Having carpet, double glazed window to front, radiator, built in cupboard.

BEDROOM TWO 13' 5" x 8' 2" (4.1m x 2.5m) Having carpet, double glazed window to rear, radiator.

BEDROOM THREE 8' 2" x 7' 6" (2.5m x 2.3m) Having carpet, double glazed window to front, radiator.

BATHROOM 7' 6" x 5' 2" (2.3m x 1.6m) Having vinyl flooring, double glazed window to rear, radiator, WC, wash hand basin, bath.

OUTSIDE Having lawn to the front and rear garden with lawn and off road parking.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.