

**FOR SALE**



**Hill Street, Newcastle**

**3 Bedrooms, 2 Bathroom, Townhouse**

**Offers In Excess Of £140,000**



## Hill Street, Newcastle

3 Bedrooms, 2 Bathroom

**Offers In Excess Of £140,000**

- Three bedrooms
- End of terrace town house
- Off-street parking
- No onward chain
- Walking distance to town centre

HALL Entered via a UPVC front door, stairs to first floor.

LOUNGE 14' 2" x 11' 11" (4.32m x 3.63m) Having double glazed bay window to the front elevation, radiator.

DINING ROOM 9' 5" x 7' 9" (2.87m x 2.36m) Double glazed window to the rear elevation, radiator.

KITCHEN 9' 7" x 9' 5" (2.92m x 2.87m) Fitted with wall and base units with worksurface over which incorporates

SHOWER ROOM 5' 6" x 3' 1" (1.68m x 0.94m) Comprising; low level WC, wall mounted hand wash basin and shower unit, double glazed window to the rear elevation, radiator. .

BEDROOM 17' 5" x 8' 9" (5.31m x 2.67m) Having double glazed bay window to the front elevation, built in storage cupboard, radiator.

BEDROOM 9' 6" x 8' 9" (2.9m x 2.67m) Double glazed window to the rear elevation, radiator.

BEDROOM 8' 7" x 8' 7" (2.62m x 2.62m) Double glazed window to the rear elevation, radiator.

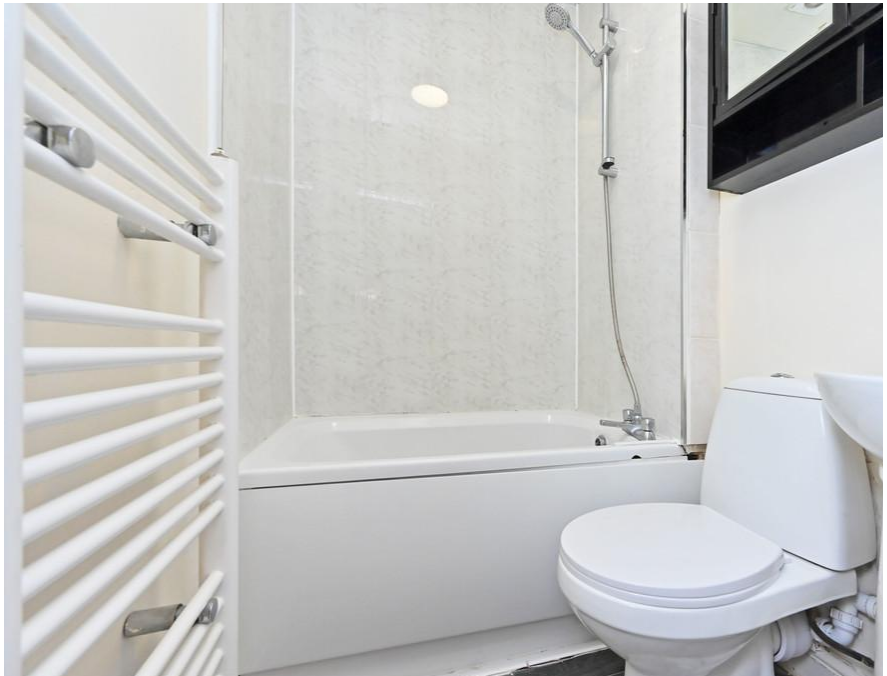
BATHROOM 5' 2" x 4' 4" (1.57m x 1.32m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, heated towel rail.

EXTERNAL Off road parking is to the front of the property whilst to the rear there is an enclosed garden with paved patio and lawned garden.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		









All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.