



95 ALBEMARLE ROAD, NEWCASTLE-UNDER-LYME, ST5 9BH

OFFERS IN THE REGION OF £120,000

This two-bedroom end-of-terrace property offers a great opportunity for first-time buyers or buy-to-let investors.

The property benefits from off-road parking for two vehicles to the front. Entry is via the front entrance hall, which leads through to the living room and then on to the kitchen at the rear, overlooking the garden. A rear lobby provides access to a useful understairs storage/pantry and a separate ground floor W.C..

To the first floor are two bedrooms, with the main bedroom positioned at the front and featuring a storage cupboard currently used as wardrobe space. A bathroom completes the upstairs accommodation.

Externally, the property boasts a generous rear garden, offering a large lawned area along with a patio, ideal for outdoor entertaining.

Overall, this property presents a solid opportunity for those looking to put their own stamp on a home or invest in a well-laid-out end-of-terrace property.

Council Borough: Newcastle-Under-Lyme
Council Tax Band: A

Tenure: Freehold

Ground Floor

Living Room

12'4" x 11'0" (3.768 x 3.373)

Kitchen

7'8" x 13'6" (2.350 x 4.125)

Back Lobby

3'0" x 2'11" (0.937 x 0.907)

W.C.

2'10" x 4'5" (0.864 x 1.361)

Understairs Storage/ Pantry





First Floor

Bedroom One

13'6" x 10'3" (4.122 x 3.131)

Storage Cupboard (Bed One)

5'5" x 3'0" (1.668 x 0.927)

Bedroom Two

10'1" x 10'3" (3.097 x 3.134)

Bathroom

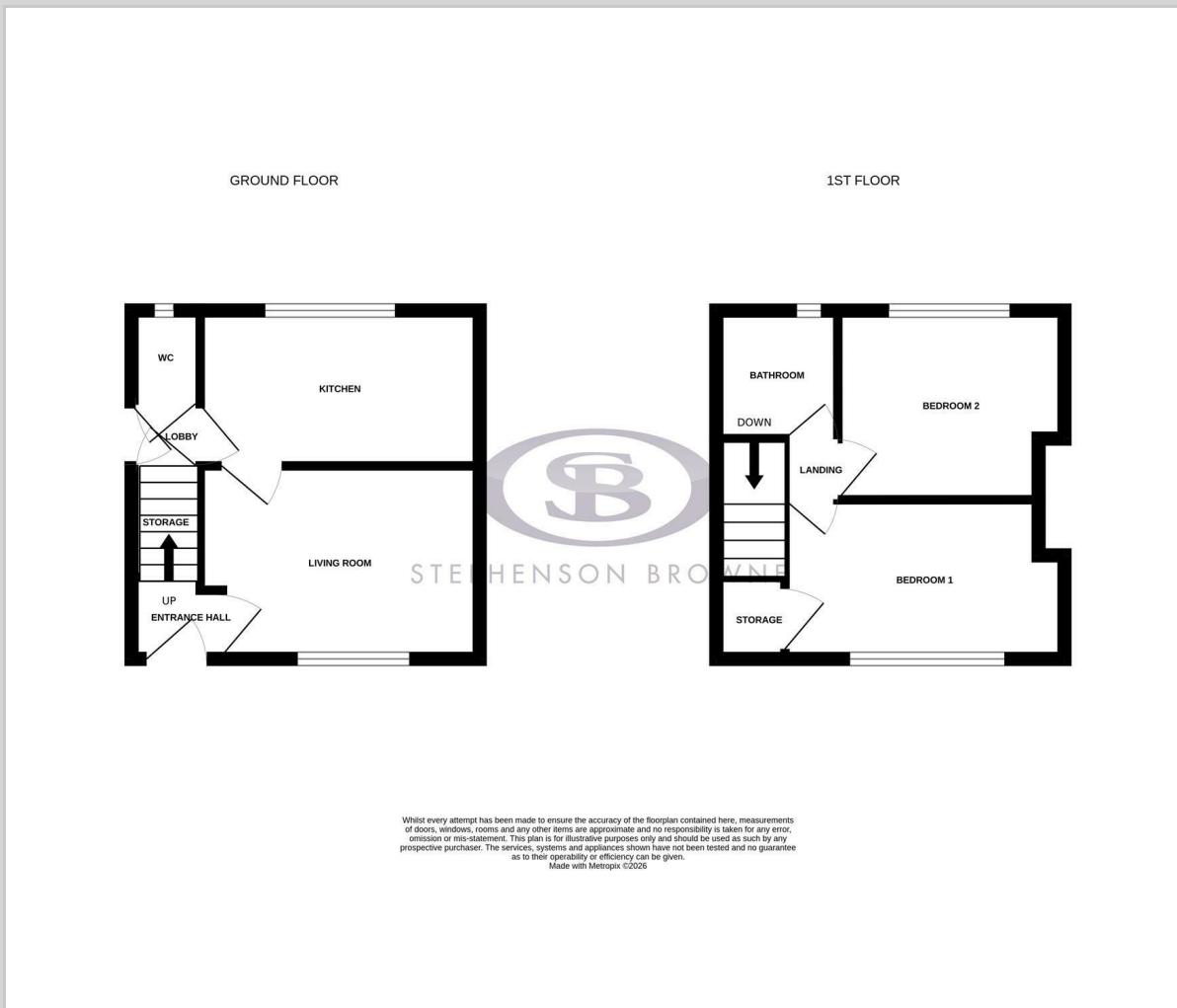
6'1" x 5'11" (1.875 x 1.814)

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



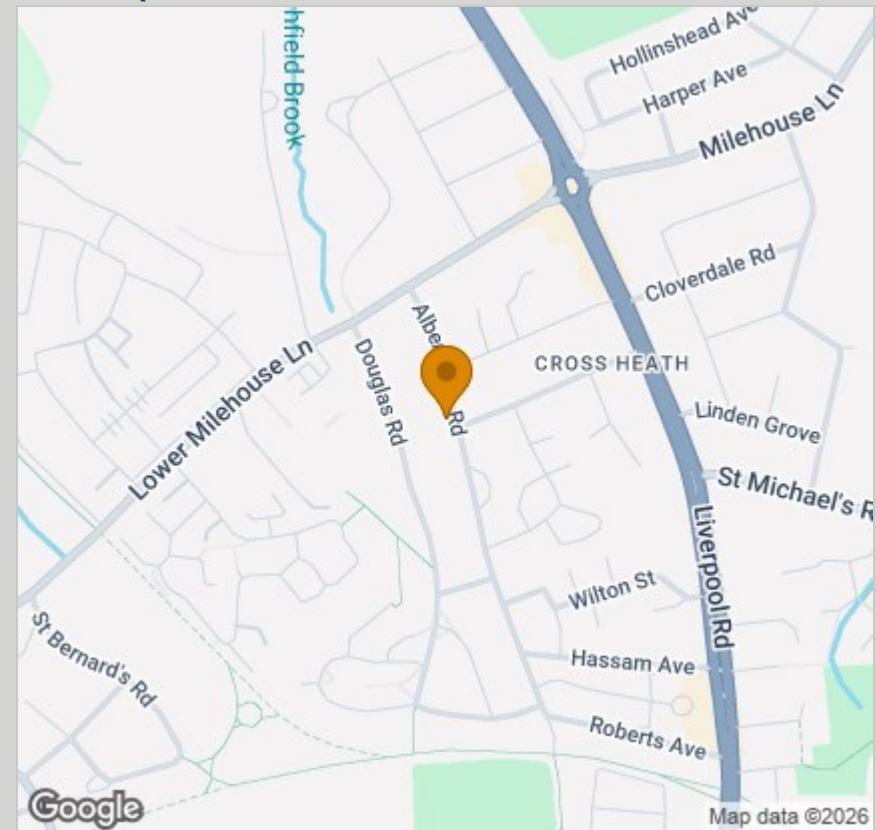
Floor Plan



Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC