

29 Wolstanton Road

ST57LX

£170,000











Situated on the well-regarded Wolstanton Road, this three-bedroom semi-detached property offers spacious accommodation, a practical layout and excellent potential for enhancement, making it an ideal purchase for families or first-time buyers wishing to add their own style and personal touches.

The property is entered via a small entrance hall providing access to the staircase and ground floor accommodation. To the front is a generously sized sitting room, featuring a bay window which allows for an abundance of natural light and creates a warm and inviting living space. To the rear is a large kitchen with ample room for a dining table, enjoying views over the rear garden and offering a sociable area for everyday family living. The kitchen also benefits from useful understairs storage, ideal for use as a pantry.

A storm porch leads from the kitchen, providing access to the rear garden and a convenient ground floor W.C.

To the first floor are three well-proportioned bedrooms, with the third bedroom having its own W.C. The accommodation is completed by a shower room.

Externally, the property enjoys a lawned frontage with off-road parking and access to a large garage. To the rear is a generously sized, easy-to-maintain garden, featuring a dedicated planting section at the far end, ideal for those with an interest in gardening or outdoor design. Offering excellent scope to create a lovely family home in a popular and convenient location on Wolstanton Road, early viewing is highly recommended to fully appreciate the space and potential on offer.

Tenure- Freehold Council- Newcastle-Under-Lyme Council Tax Band- A













Ground Floor

Sitting Room 17'1" x 12'10"

<u>Kitchen</u>

15'9" x 11'10"

Back Lobby 4'3" x 2'8"

<u>W.C.</u> 2'2" x 4'7"

Understairs Storage

First Floor

Bedroom One 17'0" x 10'4"

Bedroom Two 9'7" x 10'4"

Bedroom Three (with W.C.)

9'8" x 5'1"

Garage 10'0" x 19'6"

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.













- Highly sought-after residential position on Wolstanton Road
- Well-proportioned three-bedroom semidetached family home
- Bright front-facing living room enhanced by an attractive bay window
- Spacious rear kitchen with room for dining and views over the garden
- Practical layout ideal for family living and entertaining
- Useful understairs storage space, perfect for pantry or household use
- Ground floor W.C. accessed via a rear storm porch
- Three generous bedrooms, including a third bedroom with its own W.C.
- Off-road parking to the front along with a large detached garage
- Good-sized, low-maintenance rear garden







GROUND FLOOR



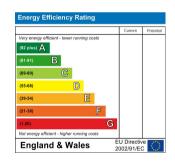
Viewing

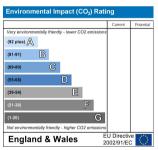
Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

Area Map

1ST FLOOR







NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, 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 or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64