



## 29 Wolstanton Road

ST5 7LX

£159,000



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STEPHENSON BROWNE

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"

### Kitchen

15'9" x 11'10"

### Back Lobby

4'3" x 2'8"

### W.C.

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 semi-detached 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



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

## Viewing

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

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