

## 74 Hassam Parade, Wolstanton, Newcastle, Staffs, ST5 9DN



**Freehold £289,950**

Bob Gutteridge Estate Agents are proud to present this exceptional, beautifully maintained semi-detached family home, ideally positioned in a highly sought-after location backing directly onto Wolstanton Golf Course, offering stunning open views and a peaceful setting. Perfectly located for commuters, the property provides excellent access to the A34 and A500, while also being conveniently close to a range of local shops, well-regarded schools, and everyday amenities. Internally, the home delivers all the modern comforts buyers expect, including uPVC double glazing and gas central heating. The well-proportioned accommodation briefly comprises a welcoming storm porch and entrance hall, a bay-fronted dining room ideal for entertaining, a separate cozy lounge, a stylish modern fitted kitchen, and a practical utility room. To the first floor are three generously sized bedrooms, complemented by a luxurious and contemporary family bathroom. Externally, the property continues to impress with a pressed concrete driveway providing ample off-road parking, a detached garage, and a low-maintenance fore garden. The rear garden is a particular highlight, offering an excellent degree of privacy, generous patio space for outdoor dining, and a charming summer house — the perfect retreat to unwind and relax. Early viewing is strongly recommended to fully appreciate everything this outstanding home has to offer.

## STORM PORCH

With Upvc French doors to the front with matching side panels and skylight, pendant light fitting, ceramic tiled flooring and a Upvc frosted double glazed front access door with inset lead pattern leads off to;

## ENTRANCE HALL

With Upvc double-glazed side panels and skylights featuring inset lead pattern, coving to ceiling, pendant light fitting, smoke alarm, decorative dado rail, double panelled radiator, power point, staircase rising to the first-floor landing and a bi-fold door leads off to;



## UNDER-STAIRS STORE

With Upvc frosted window to the side, electricity consumer unit, electricity meter, wall light fitting, and ample domestic storage space.

## BAY FRONTED DINING ROOM 4.19m into bay x 3.63m (13'9" into bay x 11'11")

With Upvc double glazed bay window to the front with inset lead pattern, coving to ceiling, pendant light fitting, double panelled radiator, oak-effect laminate flooring and power points.



## LOUNGE 4.24m x 3.63m (13'11" x 11'11")

With Upvc double glazed bay window to the rear with Upvc double glazed patio door, coving to ceiling, pendant light fitting, two wall light fittings, double panelled radiator, feature fire surround incorporating a living flame coal-effect gas fire, TV aerial connection point, BT telephone extension (subject to usual transfer regulations) and power points.



## FITTED KITCHEN 3.07m x 2.69m reducing to 2.24m (10'1" x 8'10" reducing to 7'4")

With Upvc double-glazed bay window to the side, four-light ceiling fitting, a range of base and wall-mounted oak-effect storage cupboards providing ample domestic cupboard and drawer space, high-gloss granite-effect work surfaces with a built-in one and a half bowl stainless steel sink unit with chrome mixer tap, space for freestanding electric cooker, recessed area for microwave, space for under-counter fridge, half-height wall tiling with decorative mosaic tiles, laminate flooring, power points and a door leading to;



## UTILITY ROOM 2.06m x 1.70m (6'9" x 5'7")

With Upvc double glazed window to the rear, Upvc double glazed frosted side access door with matching frosted skylight above, two-light ceiling fitting, base-mounted storage cupboards providing additional cupboard space, high gloss granite-effect work surface, tall built-in larder unit offering further storage, plumbing for automatic washing machine, space for under-counter freezer, door to built-in boiler cupboard housing a Main boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING

With Upvc double glazed window to the side, access to loft space, pendant light fitting, smoke alarm, decorative dado rail and doors leading to rooms including;



## BEDROOM ONE (OVERLOOKING WOLSTANTON GOLF COURSE)

**4.98m into bay x 3.63m (16'4" into bay x 11'11")**

With Upvc double glazed bay window to the rear, textured ceiling, pendant light fitting, pendant light fitting, built-in double wardrobes providing ample hanging and storage space, matching drawer units, bedside cabinets, dressing table, panelled radiator and power points.



## **BEDROOM TWO (FRONT) 4.24m into bay x 3.63m (13'11" into bay x 11'11")**

With Upvc double glazed bay window to front with inset lead pattern, textured ceiling, pendant light fitting, panelled radiator, power points and built-in wardrobes providing ample hanging and storage space.



## **BEDROOM THREE (FRONT) 2.72m x 2.26m (8'11" x 7'5")**

With Upvc double glazed window to the front with inset lead pattern, pendant light fitting, panelled radiator and power points.



## **FIRST FLOOR LUXURY BATHROOM 2.92m x 2.29m (9'7" x 7'6")**

With Upvc double glazed frosted windows to the side and rear aspects, pendant light fitting, additional wall light fitting, a modern white suite comprising low-level dual flush WC, vanity wash hand basin with chrome waterfall mixer tap, L-shaped bath/shower unit with chrome mixer tap and thermostatic shower with rainforest shower head, slate-effect tiled flooring, modern double radiator, a built-in storage cupboard housing the copper hot water cylinder along with providing drying and storage space.



## **EXTERNALLY**



## **FORE GARDEN**

With stone retaining walls to the borders, artificial lawn for ease of maintenance, plum slate chippings to borders, further graveled areas with mature shrubs. A pressed concrete driveway provides off-road parking for several vehicles and gives access along the side of the property where a timber gate provides access off to;

## ENCLOSED REAR GARDEN

An enclosed rear garden bounded by concrete posts and timber fencing along with mature conifers to the borders. Features include a lawned area with rockery walls, an abundance of mature shrubs and plants, a paved patio providing seating space, paved pathways leading to a further brick-paved patio area, rockery sections with decorative stone chippings for ease of maintenance, garden timber shed providing ample external storage space plus access off to;



## **SUMMER HOUSE 2.31 x 2.83 (7'6" x 9'3")**

With Upvc double glazed window to front, Upvc double glazed French doors, power supply connected with lighting plus sockets, wall mounted heater, modern grey wood effect flooring and TV aerial connection point.



## **DETACHED GARAGE 4.82 x 2.48 (15'9" x 8'1")**

With up and over door, Upvc double glazed window to side and ample domestic external storage space.

### **COUNCIL TAX**

Band 'C' amount payable to Newcastle under Lyme Borough Council.

### **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

### **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

### **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

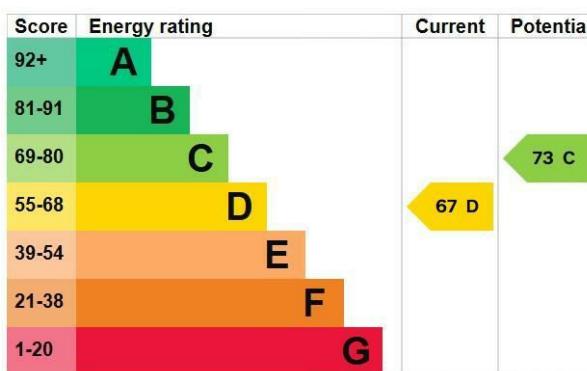
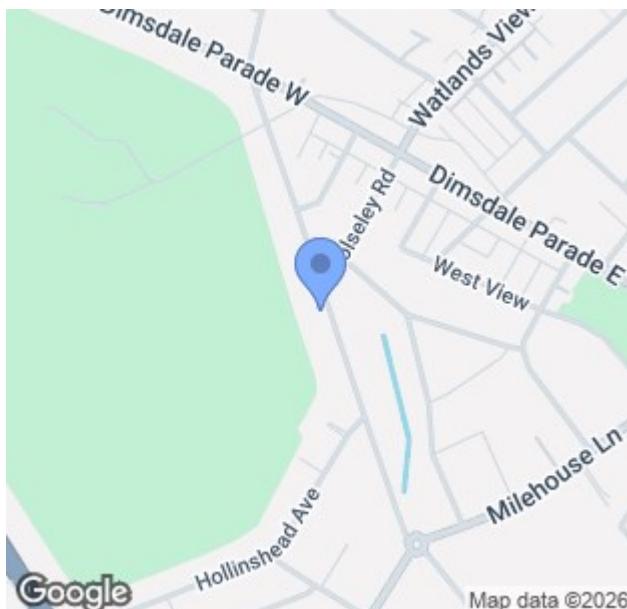
## AGENT DISCLOSURE

Please note that this property was underpinned in 1989, our clients have carried out an up-to-date structural report which confirms the following;

Across all internal areas inspected, the dwelling demonstrates satisfactory structural stability with no evidence of active subsidence, significant lateral movement or distress within loadbearing elements. The observed cracks are non-structural, minor in extent and reflect typical thermal and drying shrinkage expected in a masonry property of this age. Ongoing monitoring is recommended only as part of normal good housekeeping. This Report Was Carried Out on 12th December 2025.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

