

139 Dimsdale Parade West, Wolstanton, Newcastle, Staffordshire, ST5 8DX

FOLLWELLS



- Large Two Bedroom Terraced House
- Established Location
- Modern Replacement Breakfast Kitchen and First Floor Bathroom
- Recently Replaced Roof under Warranty
- Good Size Garden Area
- Potential for Off Road Parking
- No Upward Chain

2 

1 

2 

Asking Price

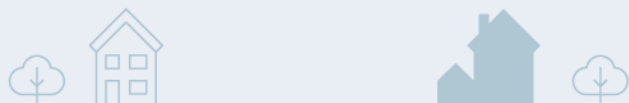
£130,000

follwells.co.uk

email@follwells.co.uk

01782 615530





A forecourted mid terraced house situated in an established location, local to the various amenities of the Wolstanton district and main road networks and ideally suited for a first time buyer or potential rental investor.

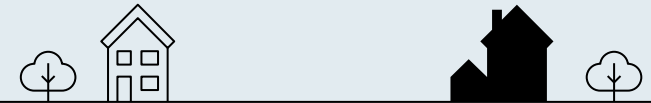
The property provides larger than standard size accommodation incorporating two separate receptions and large breakfast kitchen with two equally spacious double bedrooms and bathroom to the first floor and a useful additional wash room. Externally there is a good sized paved rear garden area which is south-west facing and also provides potential for off road parking with rear vehicular access from Hartington Street.

The property has been a rental investment and therefore has fully compliant gas and electrical safety record. The roof to the property was also replaced in 2022 and will have a transferable 15 year warranty.

Internally the property is accessed from a front forecourt with the front door leading directly into a large living room which has a square bay window and stone effect fireplace surround. There is an equally spacious sitting/dining room with further feature carved wood fireplace surround, rear facing window and staircase access to first floor with large under-stairs store. The breakfast kitchen is also of good proportion and is fitted with a modern range of units incorporating one and a half stainless steel sink, work surfaces and a free-standing electric cooker remaining with the sale. There are windows to rear and side aspect and access to the rear garden.

The first floor has a corridor hallway leading to two spacious double bedrooms with second bedroom fitted with a built-in cupboard/wardrobe. The rear bathroom is fitted with a modern suite that comprises 'P' shaped bath with power shower/spray and splash screen, combined W.C. and vanity wash hand basin. There are fitted splash boards to walls, a medicine cabinet and a further cupboard housing the central heating boiler. Additionally there is a separate wash room with W.C. and space-saver wash hand basin having matching style splash boards to walls.





Outside there is a good size enclosed rear garden which is paved for low maintenance and has a pedestrian access gate to the rear. The access road is wide enough and already accommodates vehicular access to other properties, thus giving great potential for rear off road parking if so required.

The property has been vacated and is offered for sale with no further upward chain.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

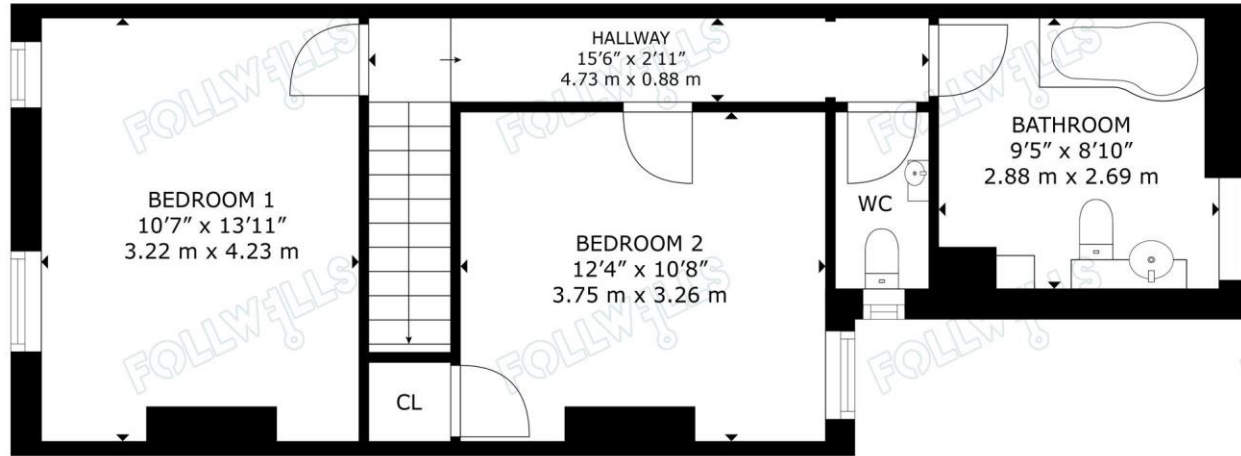
Tenure - Freehold

Council Tax Band 'A'

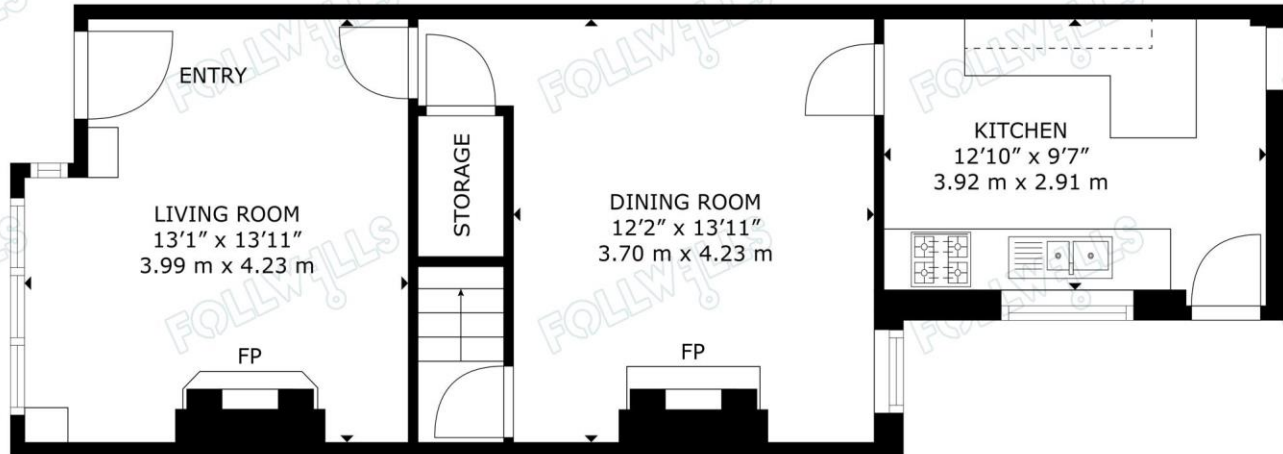
EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

FLOORPLAN



FIRST FLOOR



GROUND FLOOR