

179 Dimsdale Parade West, Wolstanton, Newcastle, Staffordshire, ST5 8ED

FOLLWELLS



- Traditional Three Bedroom Semi-Detached House
- Well Proportioned Accommodation
- Within Popular Town District
- Rear Boundary Adjacent to Wolstanton Golf Course
- Attractive Garden Plot with Views Beyond
- No Upward Chain

3 

1 

2 

Asking Price

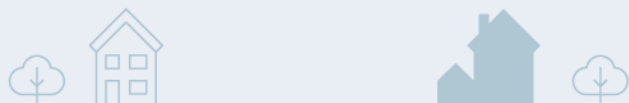
£268,500

follwells.co.uk

email@follwells.co.uk

01782 615530

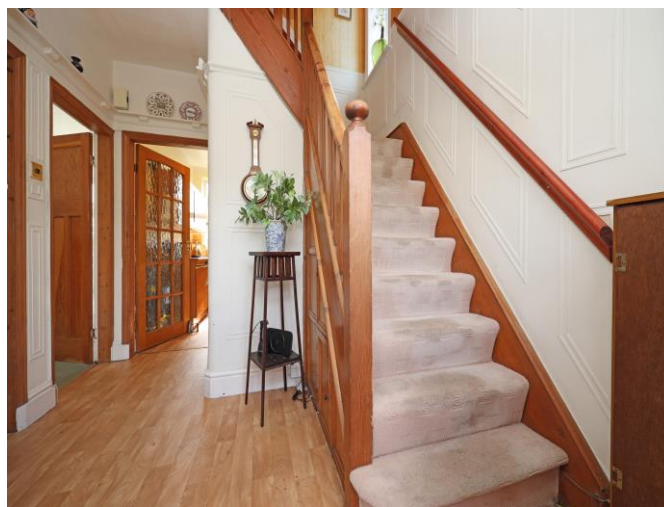


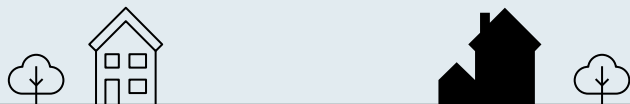


A good sized traditional semi-detached house situated in an extremely popular and well established district of town. Rarely available on the open market, this property enjoys an attractive rear garden with a south westerly outlook onto Wolstanton Golf Course. Internally the property offers well proportioned accommodation to include bay window outlook to both front and rear receptions, generous kitchen, well proportioned third bedroom and a spacious bathroom.

The accommodation in greater detail provides an enclosed entrance porch which is accessed from a part glazed entrance door with side panels and has a quarry tiled floor. A further part glazed internal entrance door with side panels opens to the reception hallway which has a turn staircase to the first floor and original feature panelled walls to a plate rail. There is a splayed bay outlook from the front sitting/dining room which has a chimney breast with Adam style surround and tiled hearth inset. The rear sitting room also features a large rear bay window with centre-piece sliding patio doors enjoying splendid views and access onto the rear garden. A further chimney breast has a polished Adam style surround with marble inset/hearth housing a coal effect gas fire. The kitchen is of good proportion which includes an open under-stairs store/larder recess, side external access door and dual aspect windows including further views over the garden and golf course. It is fitted with a stainless steel sink and a range of base/wall units having worktops, space for various white goods and cooker along with a wall mounted central heating boiler. including

The first floor landing has direct access to the loft with panel doors opening to rooms and an original leaded pattern window on the half landing. All three bedrooms are of good size which includes the main bedroom enjoying elevated views over the garden and the golf course beyond. There is also a spacious family bathroom currently fitted with a bath having shower attachment and pedestal wash hand basin. There are tiled walls and a hot water cylinder airing cupboard. Additionally there is a separate W.C.





Externally there is a front boundary wall and parking with further access to the side leading to a traditional detached brick and tile garage. To the rear there is a family sized attractive garden with two tier paved patio and shaped lawns having well stocked mature plant/shrub borders. There are fence enclosures to side with pathways and low rise garden wall to rear boundary which lies adjacent and enjoys attractive views onto the golf course.

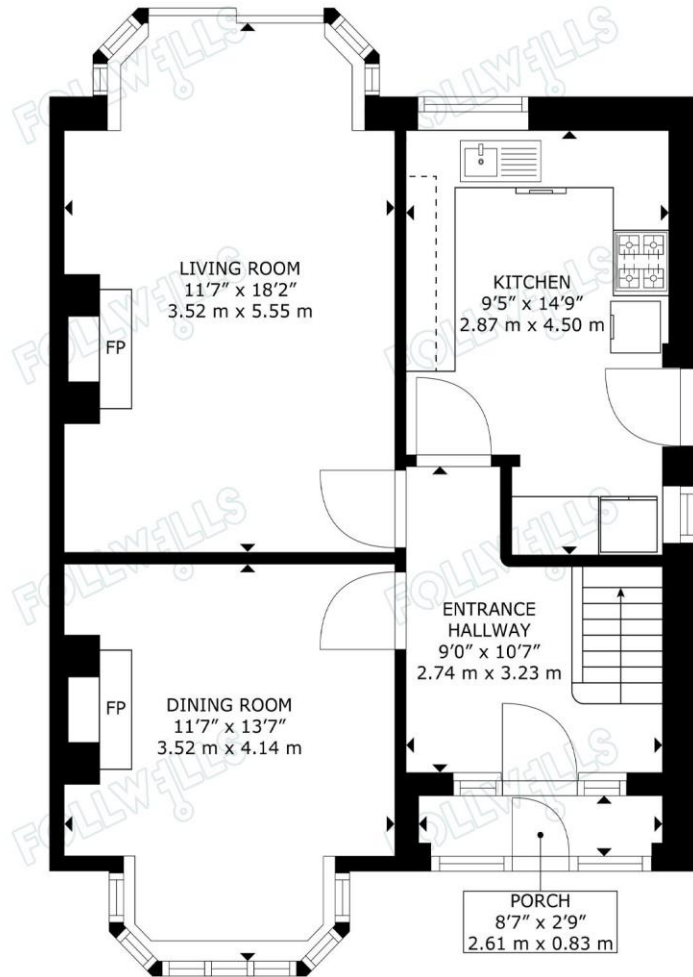
The property is on the market with no further upward sales chain.



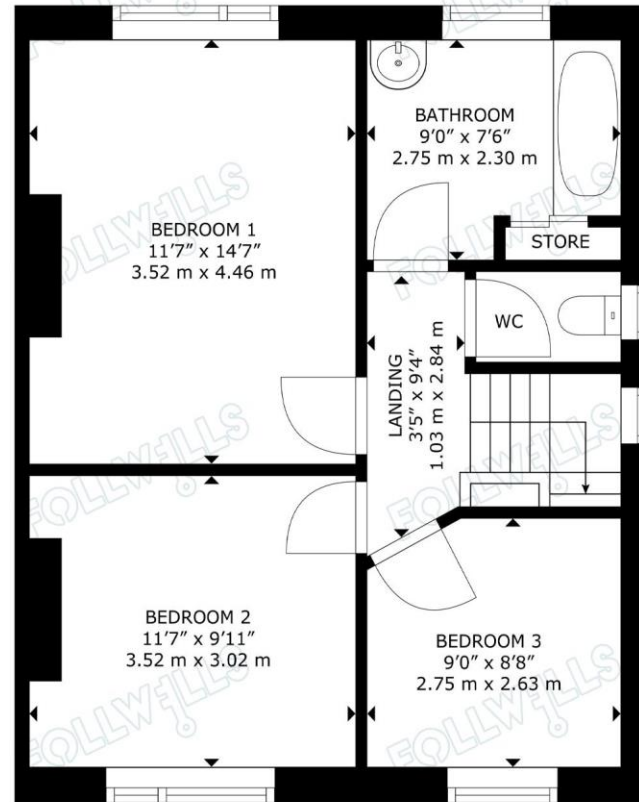
IMPORTANT INFORMATION

- Services - Mains Connected
- Central Heating - Gas
- Glazing - uPVC
- Tenure - Freehold
- Council Tax Band 'C' EPC Rating 'D'

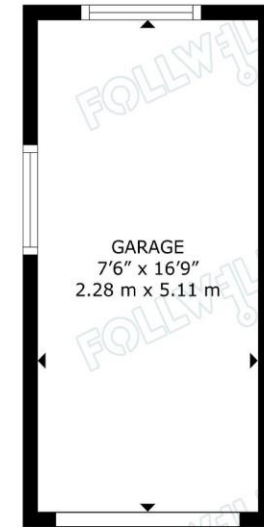
1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All 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.



GROUND FLOOR



FIRST FLOOR



(NOT IN POSITION)



GROSS INTERNAL AREA
TOTAL: 114 m²/1,235 sq ft
GROUND FLOOR: 52 m²/562 sq ft, FIRST FLOOR: 48 m²/523 sq ft
EXCLUDED AREA GARAGE: 12 m²/126 sq ft, PORCH: 2 m²/24 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

