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6 Wulstan Drive, Newcastle - ST5 0RH

Guide Price £400,000



- Traditional Detached Family House
- Sought After Suburban Location
- Large Garden Plot
- Off Road Parking & Double Garage
- Three Double Bedrooms
- Scope for Extension (subject to PP)
- No Upward Chain

An extended traditional three bedroom detached house built in the late 1950s in a much sought after suburban position on the outskirts of Newcastle under Lyme.

The property was extended in the 1980s to provide a double garage and creating a larger living room and additional reception room. The extension also included increasing the size of the third bedroom meaning the house now offers three double bedrooms

The house has been very well maintained over the years, although it's fair to say it is ready for some cosmetic updating. We believe the property presents fantastic opportunity for further extension subject to the necessary building regulations and planning permission. We are advised by the vendors that the garage was built with suitable footings for the addition of another storey above. We would advise any purchaser have necessary checks carried out to confirm this.

The house is entered via an entrance porch with useful under stairs storage cupboard and leads into the central reception hall having stairs leading to the first floor. The principal reception room is an L shaped lounge/dining room having access to the kitchen and also having been extended to the rear with sliding glass door leading out to the garden. The single story extension provides an additional reception room ideal as a study or secondary living room.







The kitchen provides ample space for table and chairs and is fitted with a range of wall base units. There is connection for an electric cooker and space for fridge freezer. Off the kitchen is a rear porch with a door leading to the rear garden and also internal access to the garage and utility room. The ground floor accommodation is completed with a shower room off the reception hall at the bottom of the stairs.

To the first floor are three double bedrooms all served by a spacious family bathroom fitted with white suite and also having airing cupboard housing the hot water cylinder.

Outside the property is approached over a tarmac driveway providing off-road parking for several vehicles with brick walled frontage and shrub borders. The driveway leads to an attached double garage with power/light, internal door to the rear porch and access door to the side.

The large rear garden is mainly laid to lawn with paved seating area. There are a number of shaped and well stocked shrub borders and the garden is surrounded by timber panel fencing. **Note** to the rear boundary the current owner has erected a fence approximately 1 m inside the boundary. This strip of land is owned by number six Wulstan Drive.

A historic red ash report recorded a class 2 reading and recommended no remedial works. A copy of the report is available upon request.

Council Tax band: D.

Tenure: Freehold

EPC Energy Efficiency Rating: E



