



**32 Wain Drive**

ST4 5LY

**Offers Over £180,000**



3



1



2



D



STEPHENSON BROWNE

Welcome to this charming semi detached property located on Wain Drive in the sought-after area of Trent Vale, Stoke-On-Trent.

Accommodation briefly comprises of entrance porch and entrance hall which leads to a spacious open-plan lounge and dining room featuring chimney breast, wood fire surround, log burner and wood laminate flooring with sliding patio doors that lead into the conservatory.

The fitted kitchen to the rear aspect offers a range of wall and base units with worktops over, 1 and 1/2 bowl sink in white, space for fridge freezer and cooker, space and plumbing for washing machine with part tiled walls and tiled flooring. There is also a handy downstairs W.C

The first floor offers three well sized bedrooms and a shower/wet room suite.

Externally, the low-maintenance rear garden and patio area offers a tranquil retreat where you can unwind after a long day, whilst the attractive front, block paved courtyard area is enclosed by wall, metal gates for access.

There is also a covered, side lean to housing 2 storage sheds.

This property benefits from UPVC double glazing and is gas central heated.

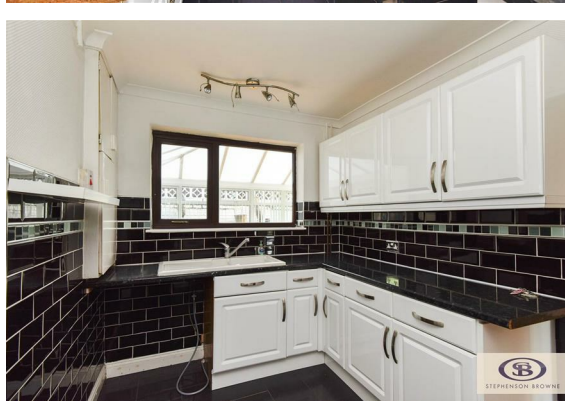
Whether you're a first-time buyer looking to make your mark on a property or an investor seeking a lucrative opportunity, this house is ideal for you. Ideally located in a sought- after neighborhood in close proximity to the hospital with good access to local amenities, schools, train station and transport links, and with the added benefit of no upward chain, the process of making this house your own is made even smoother.

Call Stephenson Browne to arrange your viewing!

Council Borough: Stoke On Trent

Council Tax Band: A

Tenure: Freehold



**Ground Floor**

**Porch**

**Hallway**

**Lounge/Dining Room**

26'2" x 12'1"

**Kitchen**

11'3" x 7'7"

**Hallway**

**Toilet**

**Conservatory**

**First Floor**

**Landing**

**Bedroom One**

11'3" x 10'4"

**Bedroom Two**

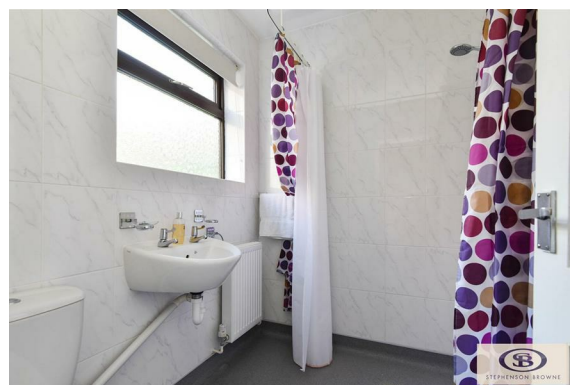
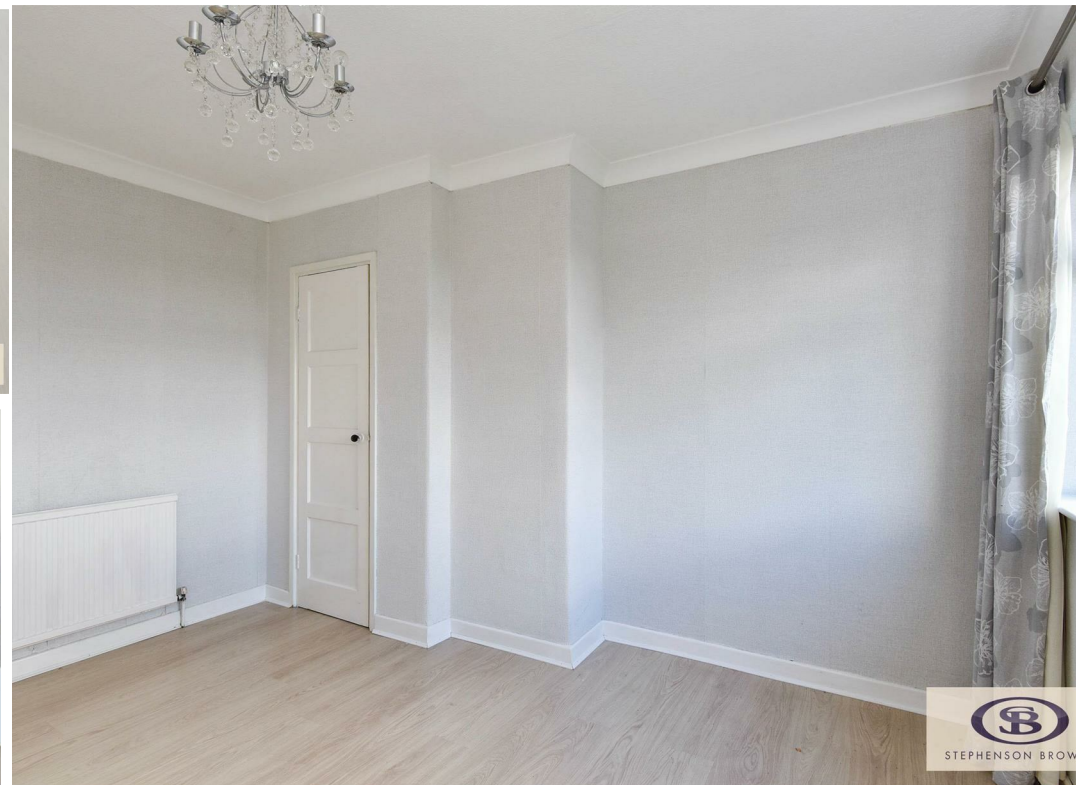
12'5" x 10'6"

**Bedroom Three**

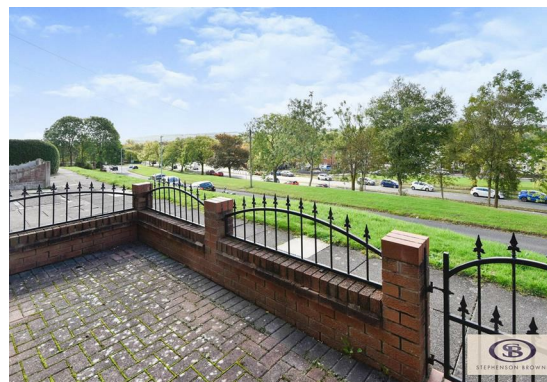
9'4" x 7'6"

**Shower Room**

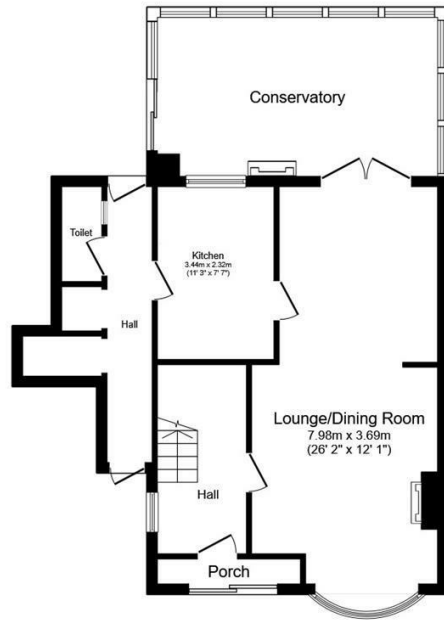
6'5" x 4'7"



- Semi Detached House
- Three Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Downstairs WC
- Conservatory
- Upstairs Shower Room
- Paved Low Maintenance Garden/Patio Area
- Sought after location.
- Ideally located close to Hospital and local amenities.

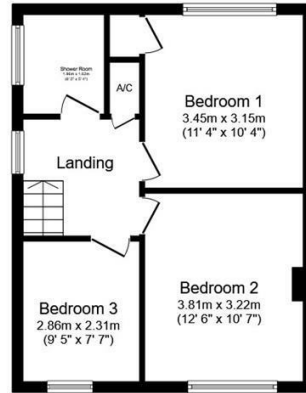


## Floor Plan



### Ground Floor

Floor area 73.1 sq.m. (787 sq.ft.) approx



### First Floor

Floor area 40.7 sq.m. (438 sq.ft.) approx

Total floor area 113.8 sq.m. (1,224 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW  
 Telephone: 01782 625734 Email: [sandbach@stephensonbrowne.co.uk](mailto:sandbach@stephensonbrowne.co.uk) Website: [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)