



**30 MARSH AVENUE, WOLSTANTON, NEWCASTLE,
STAFFORDSHIRE, ST5 8BB**

GUIDE PRICE £335,000

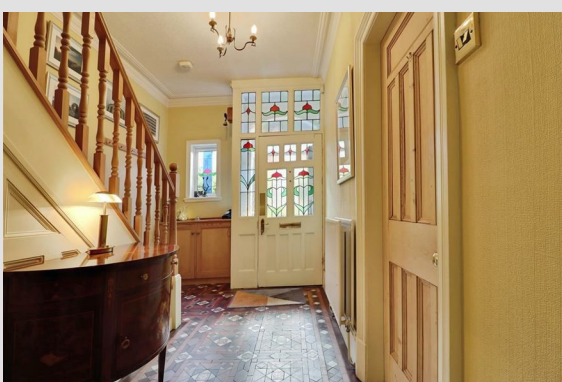
Located on Marsh Avenue in the sought-after area of Wolstanton, Newcastle, this delightful three-storey semi-detached house presents an exceptional opportunity for family living. Boasting four spacious bedrooms and two bathrooms, this residence harmoniously blends period charm with contemporary comforts.

Upon entering, you are welcomed by a charming hallway adorned with original stained-glass details and original Minton tiles, creating a warm and inviting atmosphere. The ground floor features two generous reception rooms, ideal for family gatherings or entertaining friends. At the heart of the home lies a well-appointed kitchen, complete with a range cooker, as well as an integrated fridge. A spacious Sun Room provides direct access to the garden, enhancing the home's flow and connectivity to outdoor living. Additionally, a utility room offers ample storage and space for a washing machine, dryer, and fridge-freezer, catering perfectly to the demands of modern family life. A convenient ground-floor shower room further enhances the practicality of this level.

On the first floor, you will find three well-proportioned double bedrooms, each designed for comfort. A large family bathroom, featuring both a bath and a separate shower, serves this level with a bright and airy layout. The top floor is thoughtfully designed, with a landing currently utilised as a study. The fourth bedroom, presently serving as a gym, benefits from excellent natural light through both a window and a skylight. The landing also includes a fully shelved storage room, providing excellent and easily accessible storage solutions.

Externally, the property offers off-road parking for a car at the front, while the private south-west facing rear garden serves as a tranquil outdoor retreat. This versatile space features a paved seating area, a lush lawn, and a large shed perfect for various uses.

Council- Newcastle-Under-Lyme
Council Tax Band - D
Tenure- Freehold



Ground Floor

Entrance Hall

15'6" x 7'11"

Reception Room One

14'4" x 15'5"

Reception Room Two

15'3" x 12'3"

Kitchen

9'11" x 15'3"

Sun Room

13'3" x 6'10"

Utility Room

7'1" x 7'9"

Shower Room

6'6" x 7'0"

First Floor

Bathroom

9'11" x 8'11"

Bedroom One

12'7" x 12'4"

Bedroom Two

12'3" x 15'6"

Bedroom Three

10'0" x 8'11"

Second Floor

Landing/Study

10'0" x 10'11"

Bedroom Four/Gym

12'2" x 15'10"

Storage Room

9'11" x 4'3"

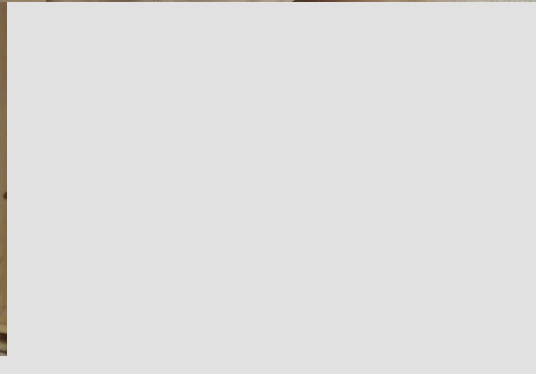
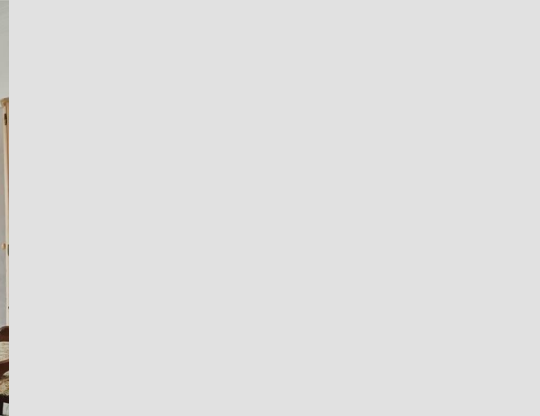
Garden Shed

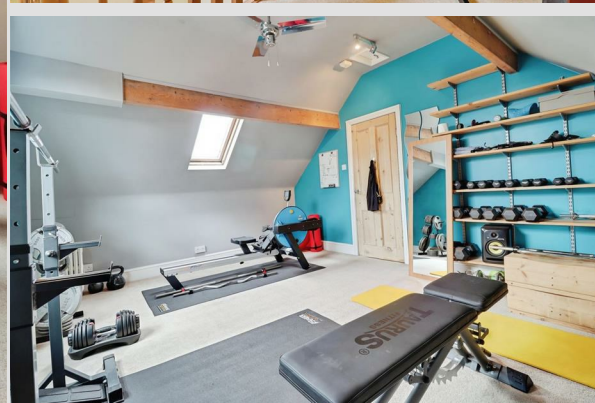
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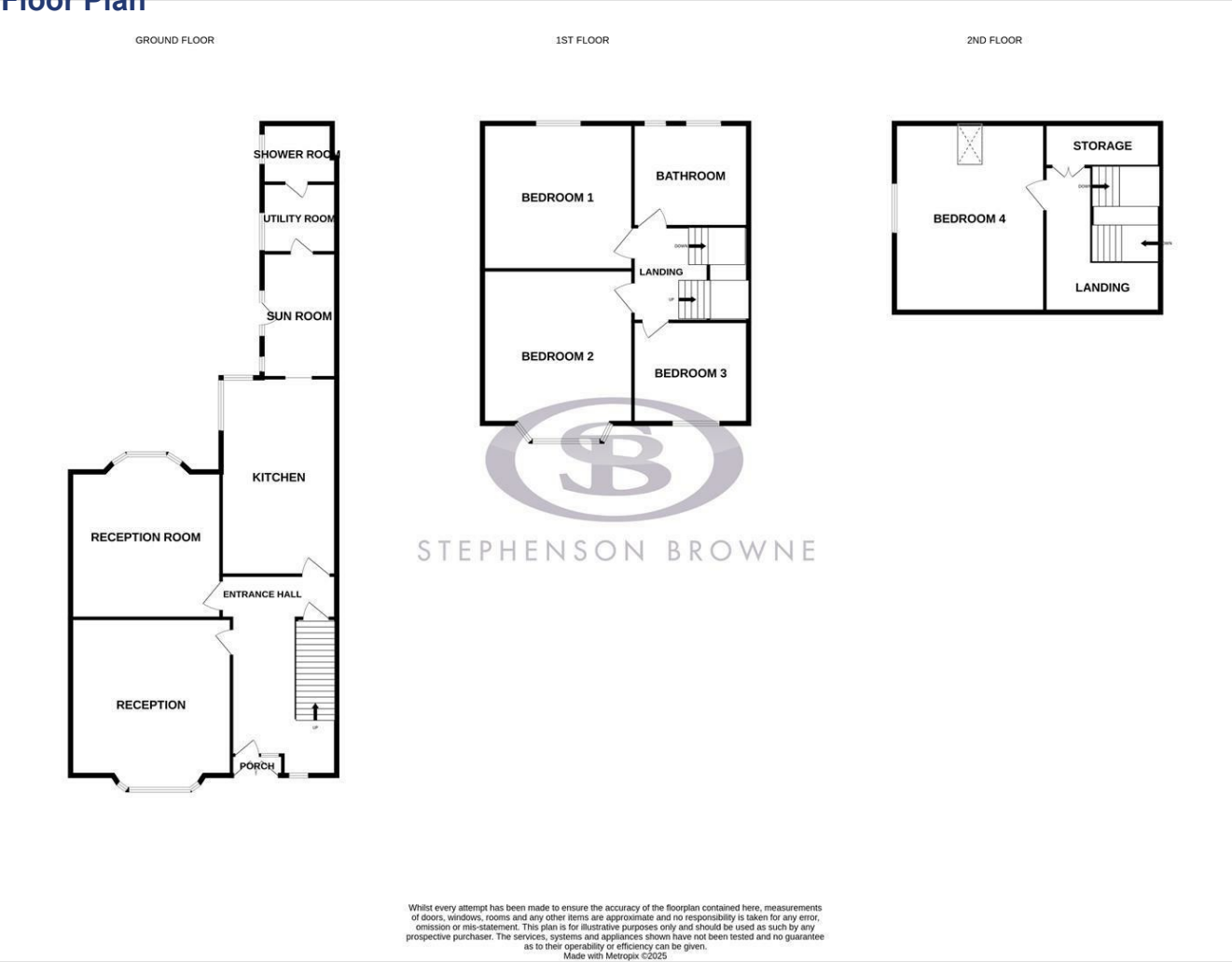
- Spacious three-storey semi-detached home.
- Four well-proportioned double bedrooms including a versatile top-floor room with skylight.
- Family bathroom on the first floor plus a ground-floor shower room, offering convenience.
- Two generous reception rooms ideal for entertaining and family living.
- Well-equipped kitchen with range cooker (gas hob & electric oven) and integrated fridge.
- Utility room with ample cupboard space plus room for washer, dryer, and fridge-freezer.
- Charming original stained-glass features and original Minton tile flooring enhancing the entrance hall and double glazed windows throughout.
- Fully shelved top-floor storage room plus practical under-stairs storage.
- Private south-west facing garden with paved seating area, lawn, and large shed.
- Convenient off-road parking at the front, plus a rear alley providing potential garden access.



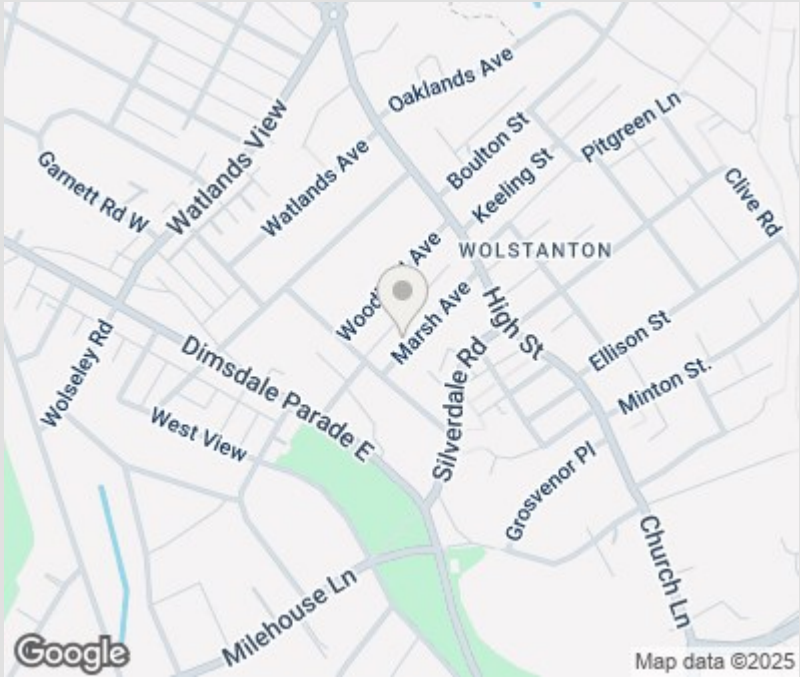




Floor Plan



Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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