



29 Wolstanton Road
ST5 7LX
£170,000



Situated on the well-regarded Wolstanton Road, this three-bedroom semi-detached property offers spacious accommodation, a practical layout and excellent potential for enhancement, making it an ideal purchase for families or first-time buyers wishing to add their own style and personal touches.

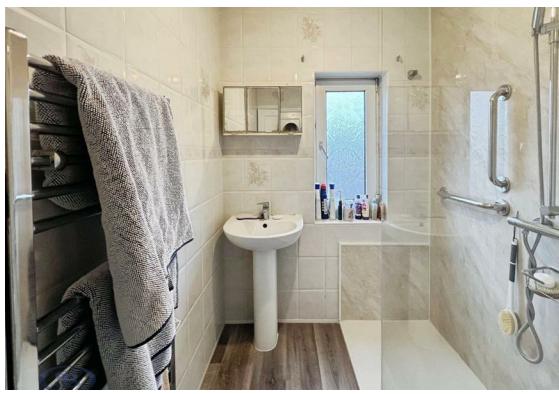
The property is entered via a small entrance hall providing access to the staircase and ground floor accommodation. To the front is a generously sized sitting room, featuring a bay window which allows for an abundance of natural light and creates a warm and inviting living space. To the rear is a large kitchen with ample room for a dining table, enjoying views over the rear garden and offering a sociable area for everyday family living. The kitchen also benefits from useful understairs storage, ideal for use as a pantry.

A storm porch leads from the kitchen, providing access to the rear garden and a convenient ground floor W.C.

To the first floor are three well-proportioned bedrooms, with the third bedroom having its own W.C. The accommodation is completed by a shower room.

Externally, the property enjoys a lawned frontage with off-road parking and access to a large garage. To the rear is a generously sized, easy-to-maintain garden, featuring a dedicated planting section at the far end, ideal for those with an interest in gardening or outdoor design. Offering excellent scope to create a lovely family home in a popular and convenient location on Wolstanton Road, early viewing is highly recommended to fully appreciate the space and potential on offer.

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



Ground Floor

Sitting Room

17'1" x 12'10"

Kitchen

15'9" x 11'10"

Back Lobby

4'3" x 2'8"

W.C.

2'2" x 4'7"

Understairs Storage

First Floor

Bedroom One

17'0" x 10'4"

Bedroom Two

9'7" x 10'4"

Bedroom Three (with W.C.)

9'8" x 5'1"

Garage

10'0" x 19'6"

Stephenson Browne AML Disclosure

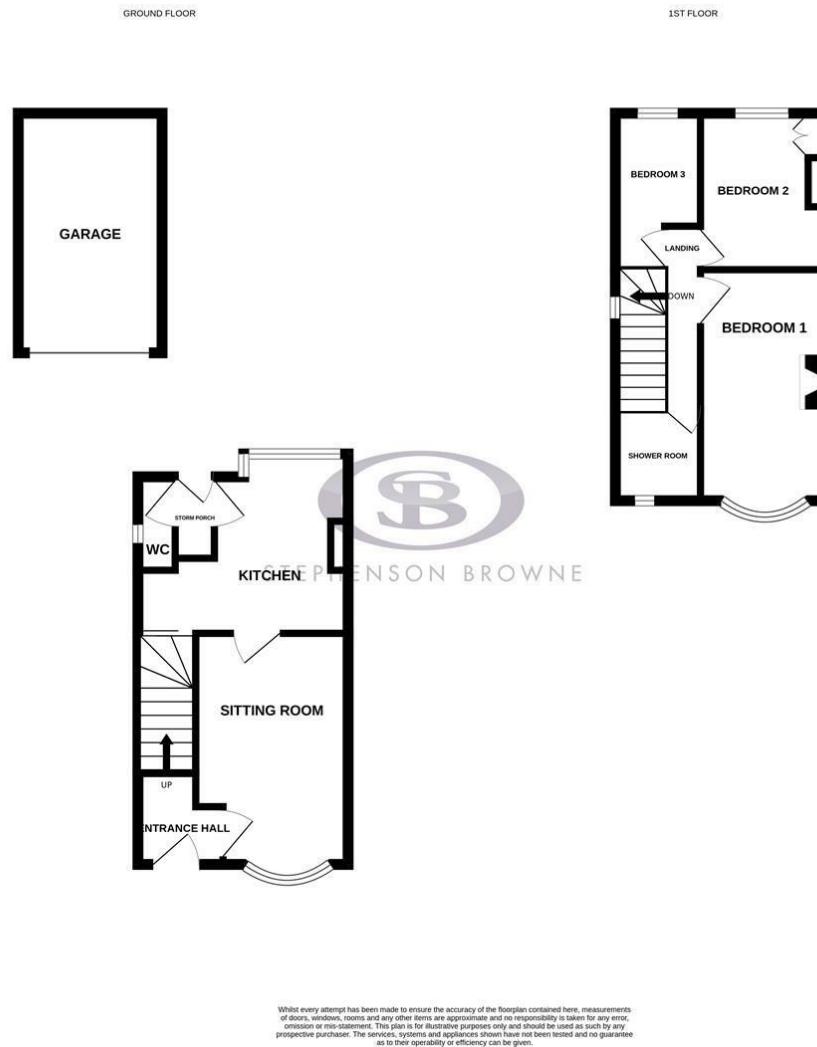
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- Highly sought-after residential position on Wolstanton Road
- Well-proportioned three-bedroom semi-detached family home
- Bright front-facing living room enhanced by an attractive bay window
- Spacious rear kitchen with room for dining and views over the garden
- Practical layout ideal for family living and entertaining
- Useful understairs storage space, perfect for pantry or household use
- Ground floor W.C. accessed via a rear storm porch
- Three generous bedrooms, including a third bedroom with its own W.C.
- Off-road parking to the front along with a large detached garage
- Good-sized, low-maintenance rear garden



Floor Plan



Area Map



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		
70	77	
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	

Viewing

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

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