



## 38 Great Row View

Wolstanton, ST5 0GH

**Price £170,000**



Here at Carters we are proud to welcome to the market this well presented, two bedroom home which provides an ideal purchase for first time buyers and Investors alike.

This home is situated on the outskirts of Wolstanton village, where you will find the best of the local schools, amenities, doctors and eateries, all of which are within walking distance. There is also Newcastle town centre on your doorstep, and major commuter links just a short drive away. On entering the property you are welcomed into the entrance hall with the stairs to the first floor leading off and access to the ground floor W/C. The kitchen is to the front with space for appliances. The lounge is spacious and to the rear and overlooks the rear garden. Heading upstairs you will find two good size bedrooms, and a modern family bathroom which provides a great space to relax and enjoy. To the front of the property there is a Tarmac driveway with off road parking for a vehicle. The rear is tiered with paved patios, lawned garden and shed.

We strongly recommend viewings to avoid any disappointment.  
Call our friendly team to arrange your viewing on 01782 470391.

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## Entrance Hall

Composite double glazed entrance door to the front elevation.

Stairs to the first floor with under stairs storage. Radiator. Laminate flooring.

## W/C

Low level W/C. Wall mounted wash hand basin. Radiator and Extractor fan.

## Kitchen

9'7 x 6'8 (2.92m x 2.03m)

UPVC double glazed window to the front elevation. Fitted wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl, stainless steel sink with a single drainer and mixer tap. Gas cooker point. Space and plumbing for a washing machine. Space for a dryer. Space for a fridge/freezer. Partly tiled walls. Radiator.

## Lounge

13'9 x 13'0 (4.19m x 3.96m)

UPVC double glazed window to the rear elevation and UPVC double glazed entrance door to the rear elevation. Feature electric fire with hearth and wooden surround. Two radiators. Television point. Laminate flooring.

## First Floor Landing

Loft access. Storage cupboard.

## Bedroom One

11'9 x 11'7 to wardrobes (3.58m x 3.53m to wardrobes )

UPVC double glazed window to the front elevation. Built in wardrobes. Television point. Radiator.

## Bedroom Two

15'6 x 6'8 (4.72m x 2.03m)

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. Three piece suite comprises P shaped bath with shower attachment. Pedestal wash hand basin. Low level W/C. Partly tiled walls. Radiator. Vinyl flooring.

## Exterior

To the front of the property there is a tarmac driveway providing off road parking. To the rear of the property there is an enclosed paved patio area with steps leading down to a further patio area, lawned garden, shed and gate for shared access to the front.

## Additional Information

We are led to believe the property is freehold and Council tax band B

## Services

The main services of gas, electric, water and drainage are all connected to the mains.

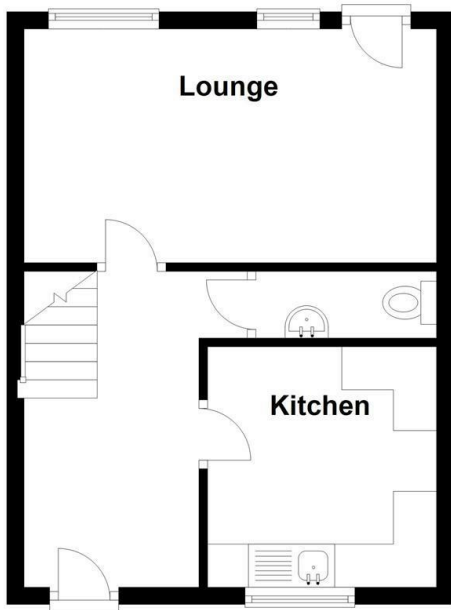
Broadband is Fibre

4G coverage

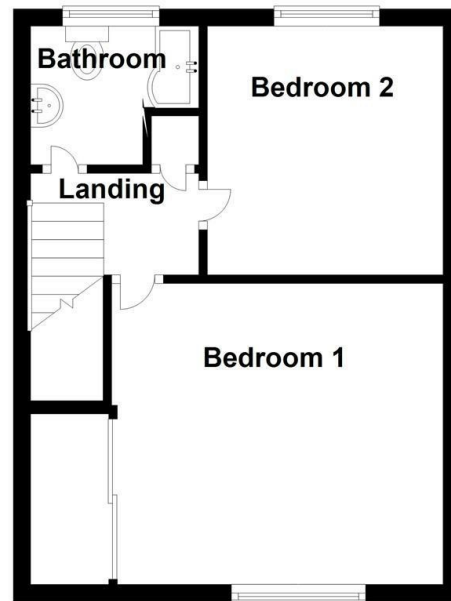
Please note: services and appliances have not been tested by the agent.



**Ground Floor**



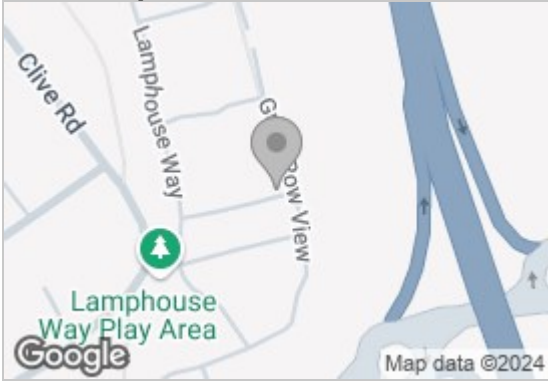
**First Floor**



**38 Great Row Way**



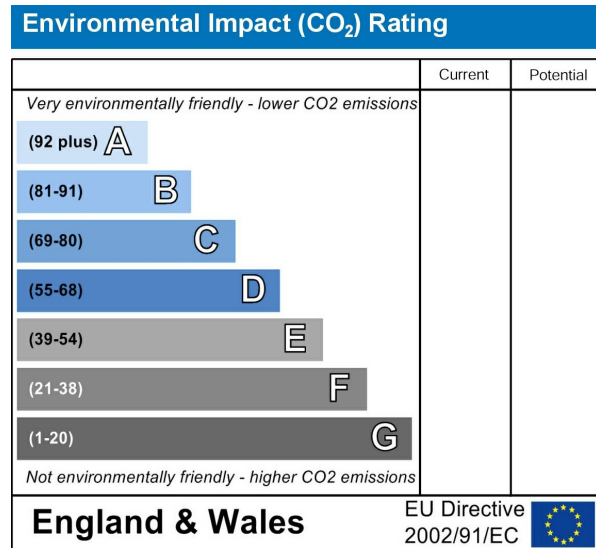
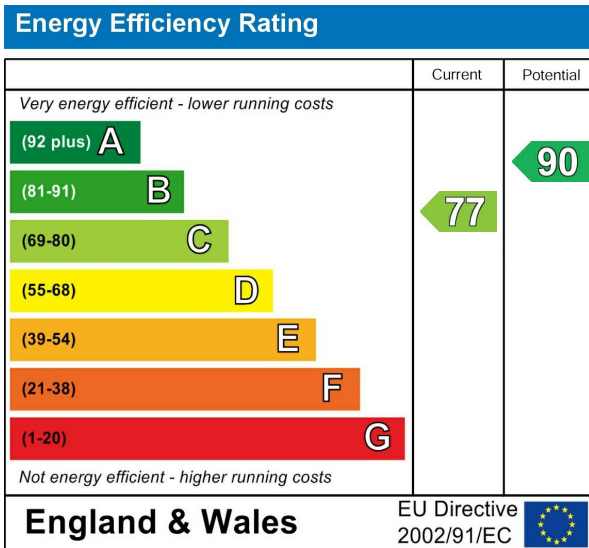
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**