

FOR SALE



Ashcroft Road, Wolstanton, Newcastle

3 Bedrooms, 1 Bathroom, Detached

Offers In Region Of £285,000





FRONT PORCH Upvc double glazed frosted glass panel door

- Detached Family Home
- Corner Plot
- Lounge
- Kitchen Diner
- Upvc Double Glazing
- Gas Central Heating
- Front And Rear Gardens

HALLWAY 9' 2" x 8' 11" (2.79m x 2.72m) Central Heating Radiator, Under stairs storage cupboard, carpet

LOUNGE 18' 2" x 14' 10" (5.54m x 4.52m) Upvc double glazed window to front elevation, Upvc double glazed window to side elevation, Picture rail, wood panel walls, tiled fire place, carpet to floor.

KITCHEN/DINER 18' 7" x 8' 9" (5.66m x 2.67m) Range of wall & base units with worktops over, built in stainless steel sink, space for fridge freezer, space and plumbing for washing machine, Upvc double glazed bay window to side elevation, central heating radiator, carpet to floor.

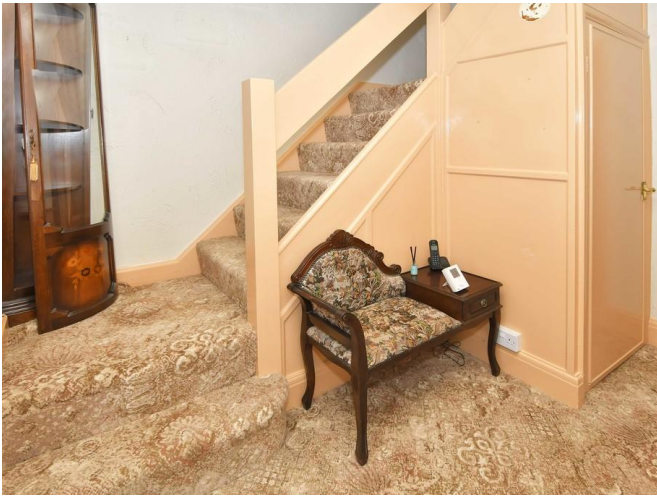
BEDROOM 11' 7" x 5' 4" (3.53m x 1.63m) Upvc double glazed bay window to front elevation, built in wardrobe units coving to ceiling, carpet to floor.

BEDROOM 12' 5" x 8' 10" (3.78m x 2.69m) Upvc double glazed window to side elevation, central heating radiator, Built in wardrobe units, carpet to floor

BEDROOM 12' 10" x 11' 7" (3.91m x 3.53m) Upvc double glazed window to rear elevation, built in wardrobe units, carpet to floor, coving to ceiling.

STAIRS AND LANDING With carpet to floor, coving to

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	



ceiling, Upvc double glazed frosted window.

BATHROOM 8' 11" x 5' 4" (2.72m x 1.63m) Two piece bathroom suite comprising of panel bath with shower over, pedestal hand wash basin, central heating radiator, Upvc double glazed window to side elevation, loft access.

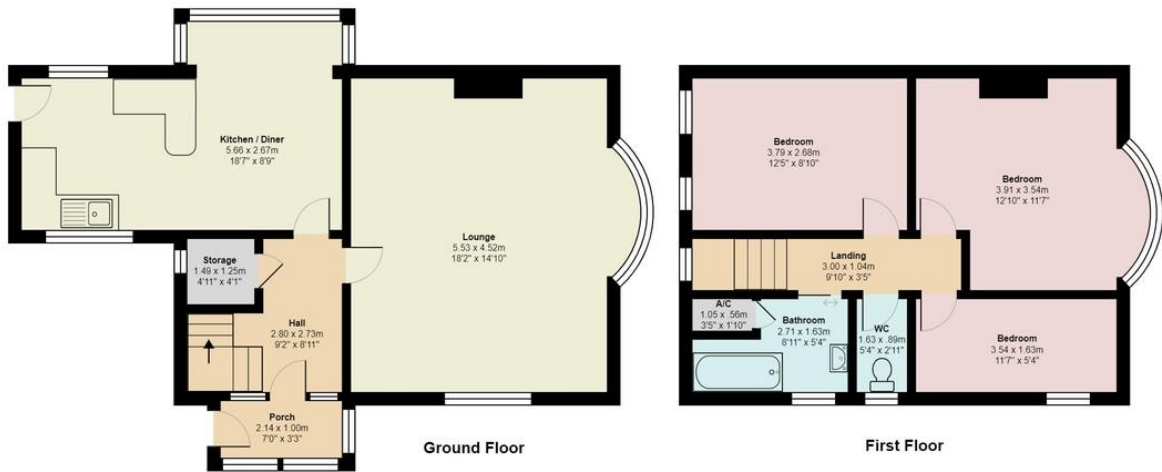
SEPARATE WC Low level WC carpet to floor, Upvc double glazed window to side elevation.

FRONT GARDEN Lawn area, mature plants shrubs & trees with paved walk ways.

REAR GARDEN Large paved patio area with wooden gate providing access to single detached garage with driveway, providing access and parking for a couple of cars.

To the side of the property there is a gate with a paved walk way giving access to the entrance porch.





All measurements are approximate and for display purposes only

Martin & Co Newcastle under Lyme 01782 453 001
 57 Merrial Street • Newcastle under Lyme • ST5 2AE
 T: 01782 453 001 • E: newcastleunderlyme@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.