



Milehouse Lane | Wolstanton | Newcastle | ST5 9JR

£260,000

DECEPTIVELY SPACIOUS FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

This very well maintained semi detached family home retains many original period features and occupies a substantial plot within a much sought after residential location as well as offering excellent access to local amenities, schools, commuter and transport networks. This impressive property offers potential purchasers the opportunity to create their ideal home. The accommodation comprises, spacious entrance hall, cloakroom w/c, lounge, dining room, breakfast room, kitchen, three generous size bedrooms, bathroom, separate w/c and part boarded loft space with ladder, power and lighting. Majority double glazing and Gas central heating boiler fitted January 2025 with HIVE controller. Externally there is a driveway providing ample parking, garage, large rear garden, patio and additional garage with further parking. Viewings are strongly recommended to see what this impressive property has to offer.



Property Description

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ENTRANCE HALL

Double glazed entrance door to the front elevation, radiator, coving to the ceiling, staircase leading to the first floor and under stairs storage area.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, tiled walls and floor, upvc double glazed window to the front elevation.

DINING ROOM

15' 6" x 11' 10" (4.72m x 3.61m) Radiator, coving to the ceiling and upvc double glazed bay window to the front elevation.

LOUNGE

24' 6" x 11' 10" (7.47m x 3.61m) Feature brick fireplace with a tiled hearth, two radiators, coving to the ceiling and double glazed sliding patio doors leading to the rear garden.

BREAKFAST ROOM

12' 6" x 9' 4" (3.81m x 2.84m) Radiator, coving to the ceiling and single glazed window to the side elevation.

KITCHEN

13' 5" x 9' 4" (4.09m x 2.84m) Fitted with a range of base and matching wall units. Stainless steel sink and twin drainer unit, gas cooker point, plumbing for a dishwasher, coving to the ceiling, part tiled walls, entrance door to the side elevation and upvc double glazed window to the rear overlooking the garden.

FIRST FLOOR LANDING

Coving to the ceiling, single glazed window to the side elevation and loft access, via loft ladder to part boarded loft space with power and lighting.

MASTER BEDROOM

14' 2" x 10' 1" (4.32m x 3.07m) Built in wardrobes, radiator, coving to the ceiling and upvc double glazed window to the front elevation.

BEDROOM TWO

13' 7" x 11' 10" (4.14m x 3.61m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

13' 7" x 9' 4" (4.14m x 2.84m) Radiator, coving to the ceiling and upvc double glazed window to the front elevation.

BATHROOM

Panelled bath with mixer shower above, pedestal wash hand basin, radiator, coving to the ceiling, part tiled walls and double glazed window to the rear elevation.

SEPARATE W/C

Low level w/c and single glazed window to the side elevation.

EXTERIOR

To the front of the property there is a driveway providing ample parking, leading to a garage with inspection pit, power, plumbing for a washing machine and lighting. To the rear of the property there is a paved patio, feature raised beds with fish pond, large rear garden mainly laid to lawn with shrub borders, greenhouse and additional garage with substantial parking (right of way access via private "gated" driveway to the rear)

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements