

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



29 Hassam Parade, Wolstanton, Newcastle, ST5 9DW

Asking Price

£280,000

- Watch Our Online Video Tour!
- Professionally Refurbished
- New Central Heating System
 - Newly Fitted Kitchen
 - No Chain!
- A Desirable Semi-Detached House
 - Traditional Appearance
 - UPVC Double Glazing
 - New Fitted Carpets & Decoration

Your opportunity to purchase a semi-detached house in a very desirable location and a property which combines a traditional appearance with an updated interior. The emphasis on the refurbishment of this property has been to obtain and enhance original features whilst ensuring that the property is absolutely perfect for modern lifestyles to include a fully fitted open plan living area consisting of kitchen and dining room, comfortable lounge, ground floor cloakroom and first floor bathroom complete with bath and walk in shower.

The house has a new gas central heating system from a combi boiler, UPVC double glazing throughout and plenty of off road parking space.

Without doubt this is a very rare opportunity indeed!

See our online virtual tour and for more information call or email us.



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GROUND FLOOR

ENTRANCE HALL

Original arched front door. Black and white tiled floor. Panelled walls. Antique style radiator. UPVC double glazed window. Stairs leading to the first floor.

CLOAKROOM/WC

6'3" x 2'5" (1.91 x 0.74)

Grey laminate look flooring. White wash basin and wc. Part tiled walls. Radiator. Extractor. UPVC double glazed window.

LOUNGE

13'2" into bay x 11'0" (4.01 into bay x 3.35)

New fitted carpet. UPVC double glazed bay window. Two vertical radiators.

OPEN PLAN KITCHEN AND DINING ROOM

19'0" x 13'2" max measurements (5.79 x 4.01 max measurements)

Laminate flooring. Panelled walls. Spotlighting. Radiator. UPVC double glazed windows and UPVC double glazed door from the dining room into the garden.

KITCHEN AREA

Excellent range of new wall cupboards and base units finished in pale grey and with soft close doors and drawers, integrated electric hob and under oven. Breakfast bar. Spotlights. Radiator. UPVC double glazed window to the side of the room.

UTILITY ROOM

7'10" x 5'9" (2.39 x 1.75)

Worktops and units to match the kitchen. Plumbing for washing machine. Space for dryer. Grey laminate look vinyl flooring. Radiator. UPVC double glazed window and rear door. New concealed gas combi boiler. Extractor.

FIRST FLOOR

LANDING

New fitted stair and landing carpets. Access to the loft. UPVC double glazed window. Panelled walls.

BEDROOM ONE

13'4" into bay x 11'1" (4.06 into bay x 3.38)

New fitted carpet. Radiator. UPVC double glazed bay window.

BEDROOM TWO

13'1" x 11'1" (3.99 x 3.38)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'3" x 7'2" (2.21 x 2.18)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

9'4" max x 7'0" (2.84 max x 2.13)

Beautifully tiled floor and walls. New white suite consisting of panelled bath, low level wc and wash basin, walk in shower with rain head shower. Vertical centrally heated towel rail radiator. Extractor. UPVC double glazed window.

OUTSIDE

There's an attractive grey stone driveway to the front and side of the property, a useful large storage shed and a large paved patio to the rear as well as a good sized and mainly lawned garden.





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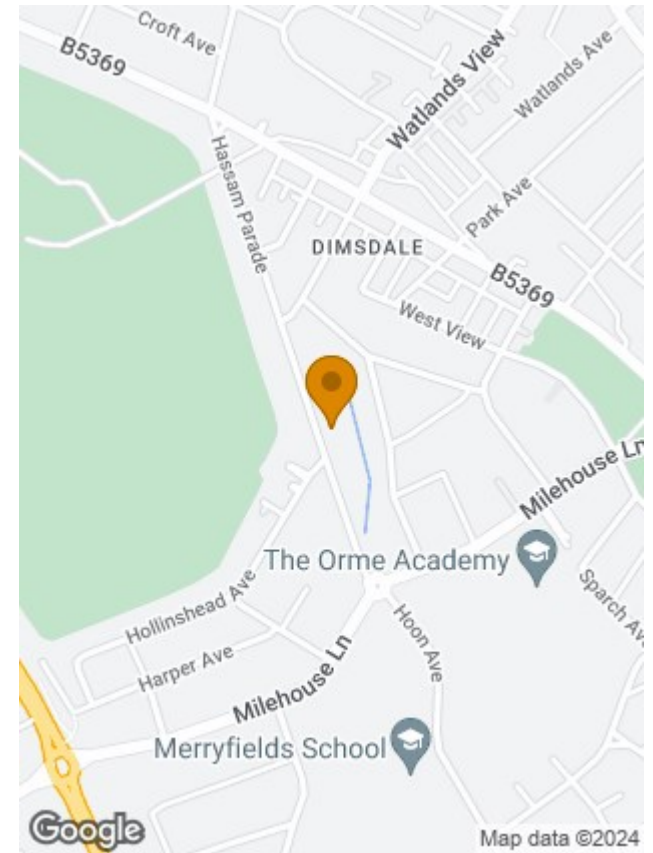


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



GROSS INTERNAL AREA
TOTAL 95 m²/1,018 sq ft
GROUND FLOOR: 50 m²/538 sq ft, FIRST FLOOR: 45 m²/482 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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