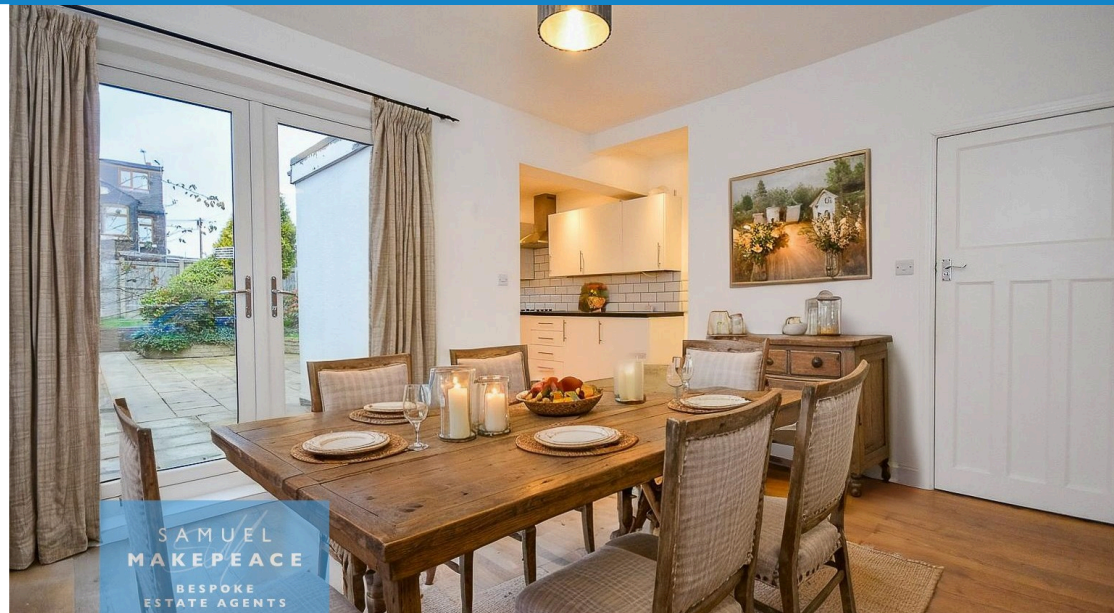


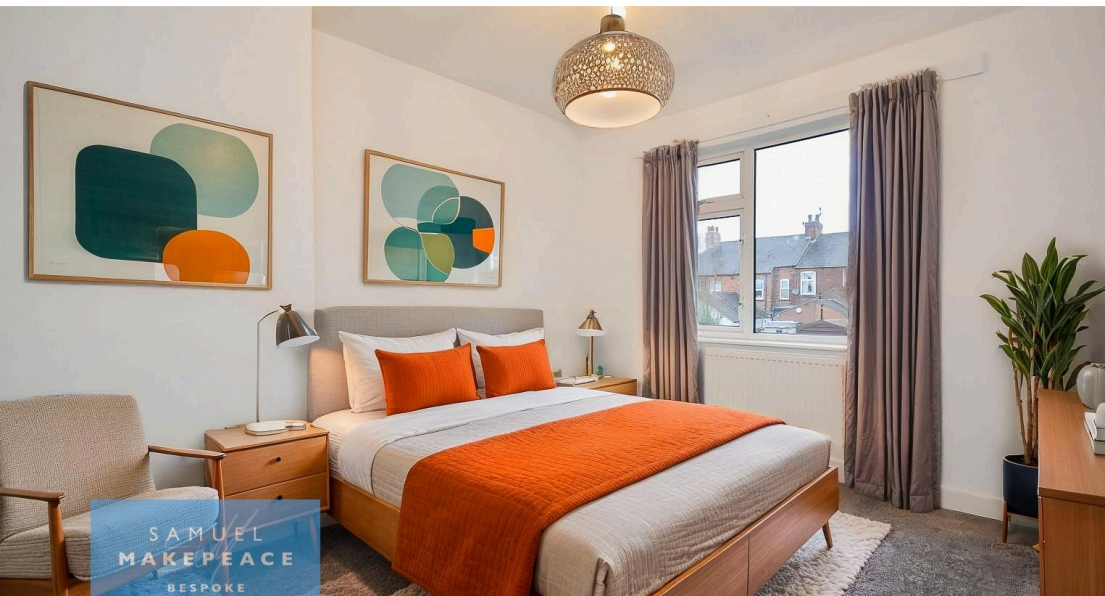
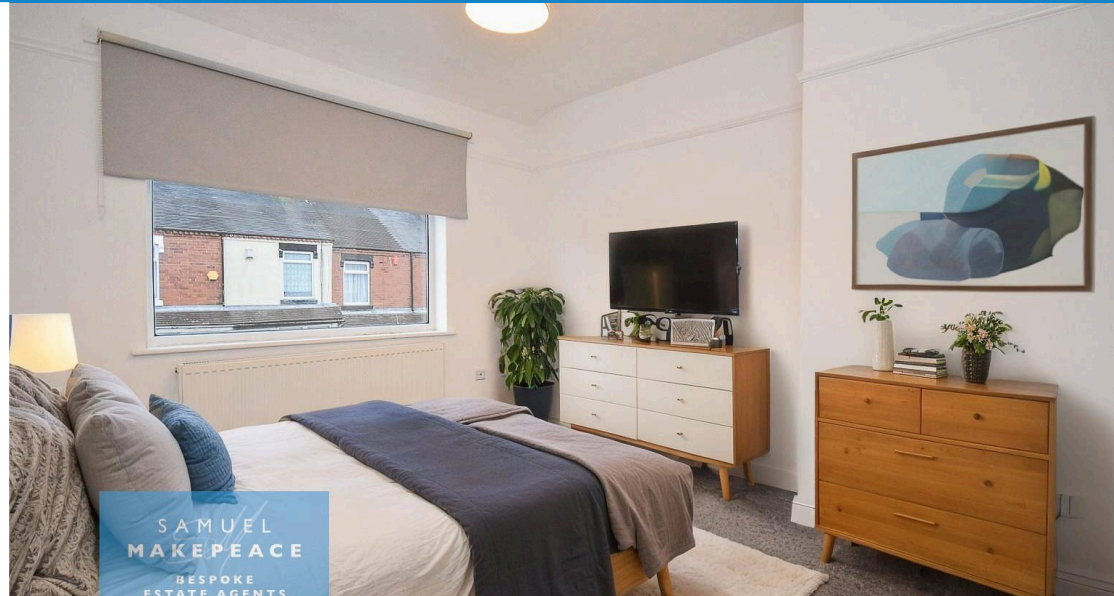


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-  **3**  
Bedrooms
-  **1**  
Bathroom
-  **2**  
Receptions



- MOVE IN READY
- OPEN PLAN LOUNGE
- OPEN PLAN DINING with PATIO DOORS
- LOVELY FITTED KITCHEN
- WC/CLOAKS & ENTRANCE HALL
- THREE BEDROOMS
- GORGEOUS BATHROOM
- END TOWN HOUSE
- SUPER SIZED GARDEN
- NO UPWARD CHAIN



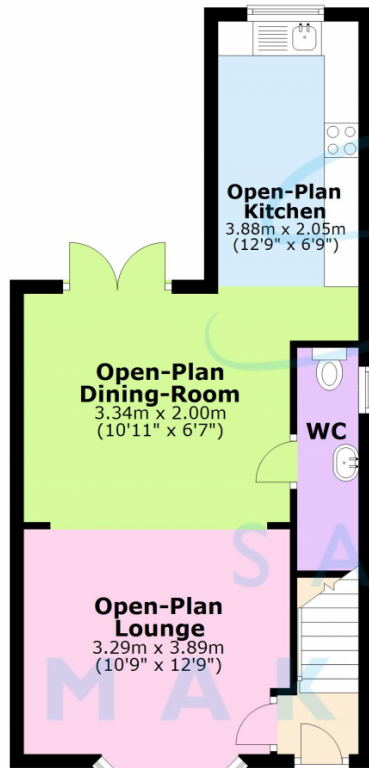
Positioned within the ever-popular residential area of Wolstanton, this impressive three bedroom end town house on Simpson Street offers spacious accommodation, modern open-plan living and a particularly generous rear garden, making it an ideal purchase for families, first-time buyers or those seeking a well-located home close to local amenities and transport links. The property immediately creates a welcoming first impression, with a smart pebbled and paved frontage leading to the entrance hall, where a double glazed front door opens onto attractive patterned tiled flooring and a radiator providing warmth and comfort.

The ground floor has been thoughtfully arranged to create a superb open-plan living environment that is perfect for modern lifestyles. The lounge enjoys a bright double glazed bay fronted window that allows natural light to flood the space, complemented by stylish laminate wood flooring and a radiator. Flowing seamlessly from the lounge is the open plan dining room, which features double glazed patio doors that open directly onto the garden, creating a wonderful indoor-outdoor connection for entertaining or relaxing. The open plan kitchen is fitted with a range of wall and base cupboard units alongside practical work surfaces, a sink and drainer, electric hob, built-under oven and cooker hood, finished with a tiled splashback and laminate wood flooring. There is also space for a washing machine and fridge freezer, while a convenient ground floor WC includes a low level WC, vanity hand wash basin, radiator and double glazed window.

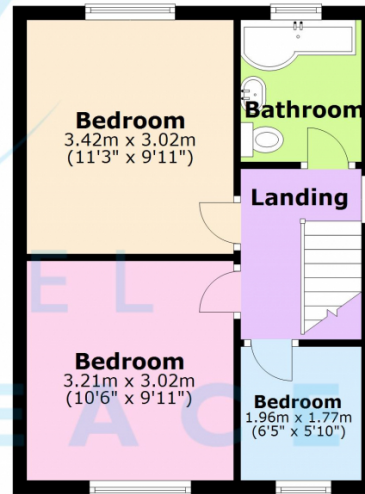
Upstairs, the first floor landing provides access to the loft and leads to three well-proportioned bedrooms, each benefiting from double glazed windows and radiators, offering comfortable accommodation for families or those needing additional workspace or guest rooms. The bathroom is fitted with a bath and shower over, low level WC and wash basin, complemented by part tiled walls, a double glazed window and a chrome towel warming radiator for added comfort. Externally, the property continues to impress with a neatly arranged front garden featuring pebbled and paved areas, while the substantial rear garden offers a fantastic outdoor space with gated access to a paved patio area, decorative beds, pebbled sections and a generous lawn, creating the perfect setting for outdoor dining, family activities and summer relaxation.

**\*\*\*Virtual Furnishings have been used in the photography of this property\*\*\***

**Ground Floor**



**First Floor**



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

| Energy Efficiency Rating                    |          | Current   | Potential               |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs |          |           |                         |
| (92+)                                       | <b>A</b> |           |                         |
| (81-91)                                     | <b>B</b> |           |                         |
| (69-80)                                     | <b>C</b> |           | <b>78</b>               |
| (55-68)                                     | <b>D</b> |           |                         |
| (39-54)                                     | <b>E</b> | <b>54</b> |                         |
| (21-38)                                     | <b>F</b> |           |                         |
| (1-20)                                      | <b>G</b> |           |                         |
| Not energy efficient - higher running costs |          |           |                         |
| England, Scotland & Wales                   |          |           | EU Directive 2002/91/EC |

Address: Simpson Street, Wolstanton, Newcastle Under Lyme

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