



STEPHENSON BROWNE



Pitgreen Lane, Newcastle
ST5 0DQ



Offers In Excess Of £180,000

DESCRIPTION

Superb Family Home | Three Bedrooms | Quiet Wolstanton Location | No Onward Chain

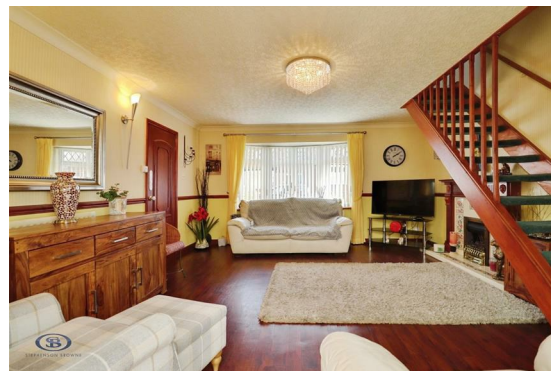
Occupying a quiet residential position in the ever-popular area of Wolstanton, this spacious three-bedroom semi-detached home offers versatile accommodation, generous living space and is available with no onward chain.

The property enjoys excellent kerb appeal with off-road parking, a front garden and side access leading to the private, low-maintenance rear garden.

Stepping inside, you are welcomed into the spacious kitchen and dining area, an ideal space for family meals and entertaining, with a convenient side door providing access to the rear garden. From the dining area, you enter the impressive living room, a bright and generously proportioned space featuring a beautiful bay window and sliding patio doors opening into the conservatory, creating an additional reception area overlooking the garden. An open archway leads through to a further reception room, currently used as an office, which could easily serve as a formal dining room, playroom, snug or second sitting room to suit a variety of family needs.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The third bedroom also features a sink and shower, offering added practicality and flexibility. The spacious family bathroom includes a useful double-door airing cupboard, providing excellent storage.

Outside, the fully paved rear garden is both private and low maintenance, offering a generous outdoor space to enjoy throughout the year. The property is ideally situated close to a range of local amenities, well-regarded schools, commuter links and countryside walks, making it an excellent choice for families and professionals alike.



Offering spacious and adaptable accommodation in a sought-after location, this superb family home presents an excellent opportunity for buyers looking to put their own stamp on a property with plenty of potential.



ROOM DESCRIPTIONS

Ground Floor

Kitchen/Dining Room

16'9" x 9'4"

Living Room

14'8" x 16'2"

Conservatory

15'6" x 7'11"

Office

8'5" x 16'6"

First Floor

Bedroom One

8'6" x 17'2"

Bathroom

8'4" x 10'4"

Bedroom Two

7'6" x 13'5"

Bedroom Three

7'7" x 12'8"



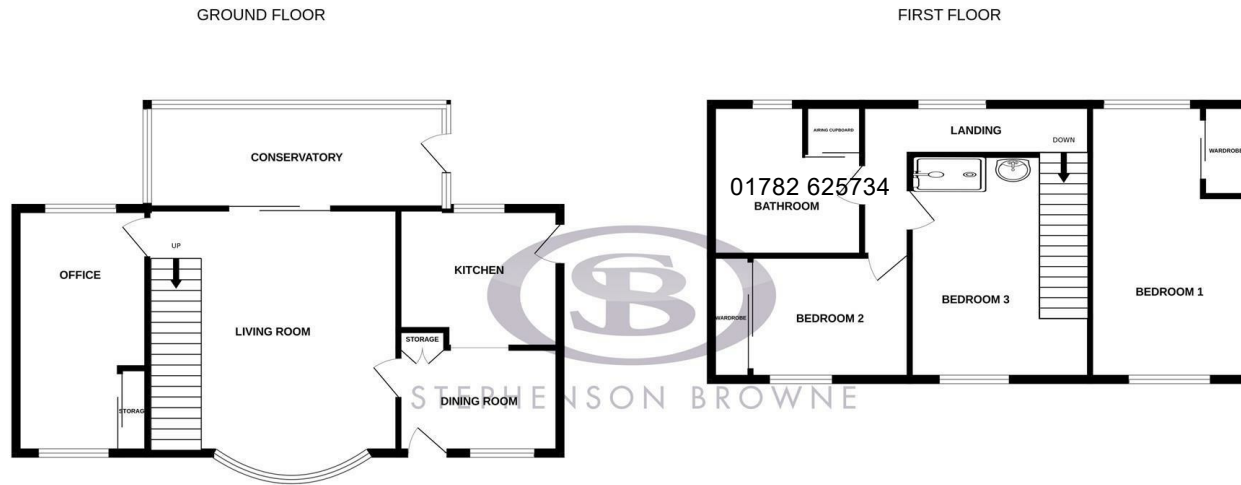
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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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