



Hassam Parade,
Wolstanton, Newcastle-
under-Lyme



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £280,000

A mature three bedroom semi-detached house in the sought after location of Wolstanton. The property has undergone a complete renovation including stunning new open plan kitchen/diner with bi-fold doors, new family bathroom suite with freestanding bath, porcelain patio area and large garden. This property is ideally suited to someone looking to upsize and move straight into a property without having to do a single thing! Located close to Newcastle Town Centre, amenities and commuter links such as A50, A500 & M6. Viewing is highly advised!





Ground Floor

Hallway

4.45m x 2.03m (14' 7" x 6' 8") A composite front door, radiator and parquet flooring.

Guest W/C

A low level W/C, hand wash basin, radiator, double glazed window and tiled flooring.

Lounge

3.41m x 3.32m (11' 2" x 10' 11") A double glazed bay window, radiator and carpet flooring.

Kitchen/Diner/Family Room

5.77m x 5.55m (18' 11" x 18' 3") A range of wall and base units with worktops, integral microwave and oven, gas hob with extractor over, washing machine, dryer, fridge/freezer, stainless steel sink basin, bi-fold doors, velux windows, comb-boiler, radiator and tiled flooring.

First Floor

Bedroom One

3.42m x 3.34m (11' 3" x 10' 11") A double glazed window, radiator and carpet flooring.

Bedroom Two

3.84m x 3.05m (12' 7" x 10' 0") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.36m x 2.03m (7' 9" x 6' 8") A double glazed window, radiator and carpet flooring.

Bathroom

2.41m x 2.28m (7' 11" x 7' 6") A freestanding bath, walk in shower unit with glass screen and rainfall shower, vanity hand wash basin, low level W/C, tiled walls, towel radiator, double glazed window and tiled flooring.

External

Front - A driveway to the front and side for off road parking.

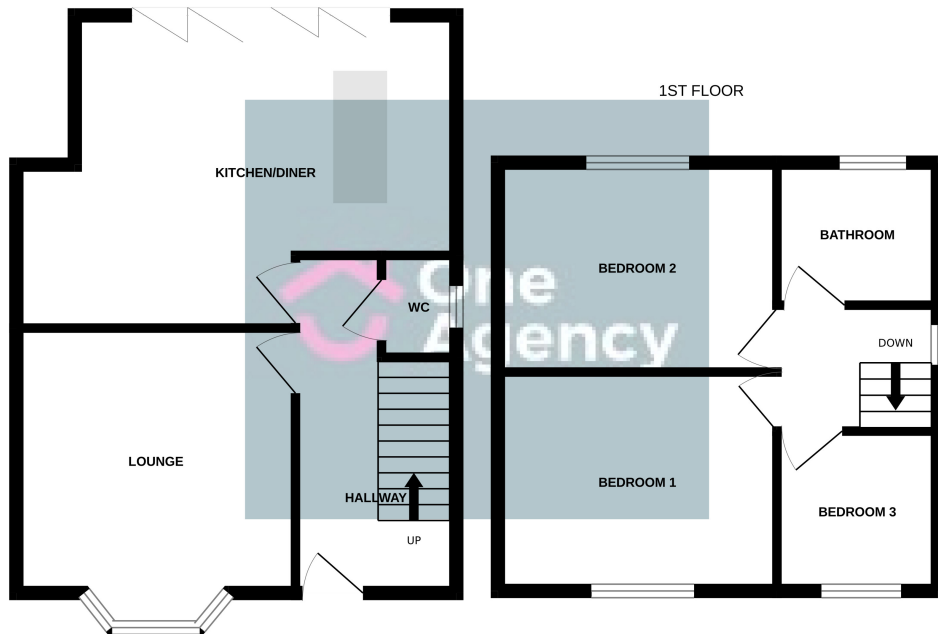
Rear - A porcelain patio area off the bi-fold doors, large lawned garden, shed and fenced borders to the sides and rear.

Agents Notes

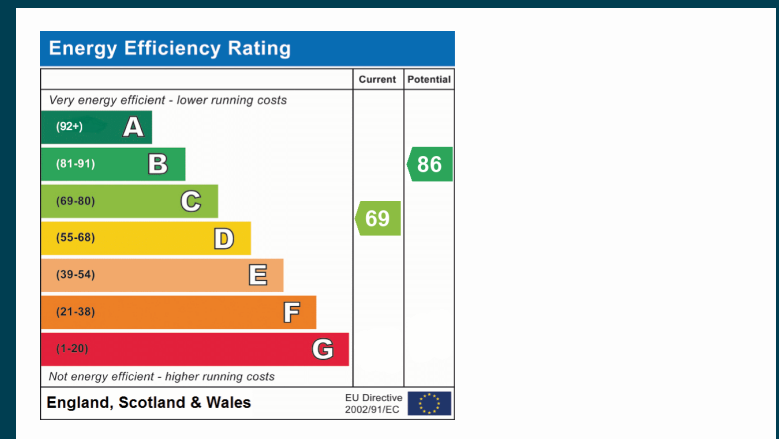
The images were taken around 12 months ago before the current tenant moved in. We understand the current tenant is vacating and vacant possession is now available.



GROUND FLOOR



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.
Made with Metropix ©2023



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.