



Hassam Parade,
Wolstanton

 **OneAgency**

01782 970222

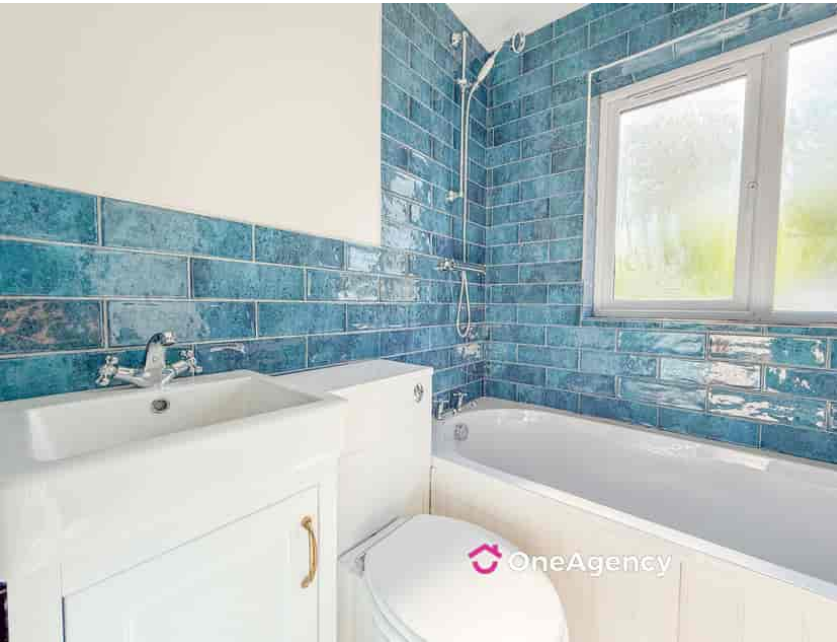
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Offers in Region of £265,000

Located on Hassam Parade in Newcastle-under-Lyme, this refurbished home blends modern finishes with classic charm. The ground floor offers a bright front lounge with a bay window and a spacious kitchen-diner at the rear, featuring new appliances and doors leading to a patio and sizeable lawned garden. There is also a back porch with storage and a W.C. Off-road parking for two cars is available at the front. Upstairs are three well-proportioned bedrooms, including a bay-fronted main bedroom, along with a modern family bathroom. With high ceilings, good storage, and a fresh contemporary feel throughout, this property is an ideal move-in-ready home in a popular location.





Hallway

Stairs to the first floor, vertical radiator, under stairs storage with main boiler.

Lounge

4.02m x 3.27m (13' 2" x 10' 9") Double glazed window to the front, radiator.

Dining Room

4.36m x 3.18m (14' 4" x 10' 5") Double glazed french doors to the rear, radiator.

Kitchen

3.09m x 2.56m (10' 2" x 8' 5") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, work surface area, double glazed window to the side.

Rear Lobby

Door to the side.

cloaks

Double glazed frosted window to the rear, radiator, hand wash basin and WC.

Utility Area

Plumbing for washing machine, radiator.

Landing

Access to loft, double glazed window to the side.

Bedroom One

3.30m x 3.98m (10' 10" x 13' 1") Double glazed window to the front, radiator.

Bedroom Two

3.67m x 3.18m (12' 0" x 10' 5") Double glazed window to the rear, radiator.

Bedroom Three

1.90m x 3.18m (6' 3" x 10' 5") Double glazed window to the rear, radiator.

Bathroom

1.69m x 1.84m (5' 7" x 6' 0") Bathroom suite comprising of panelled bath with shower above, WC, vanity wash hand basin with storage below, heated towel rail, part tiled walls, tiled floor.

Outside

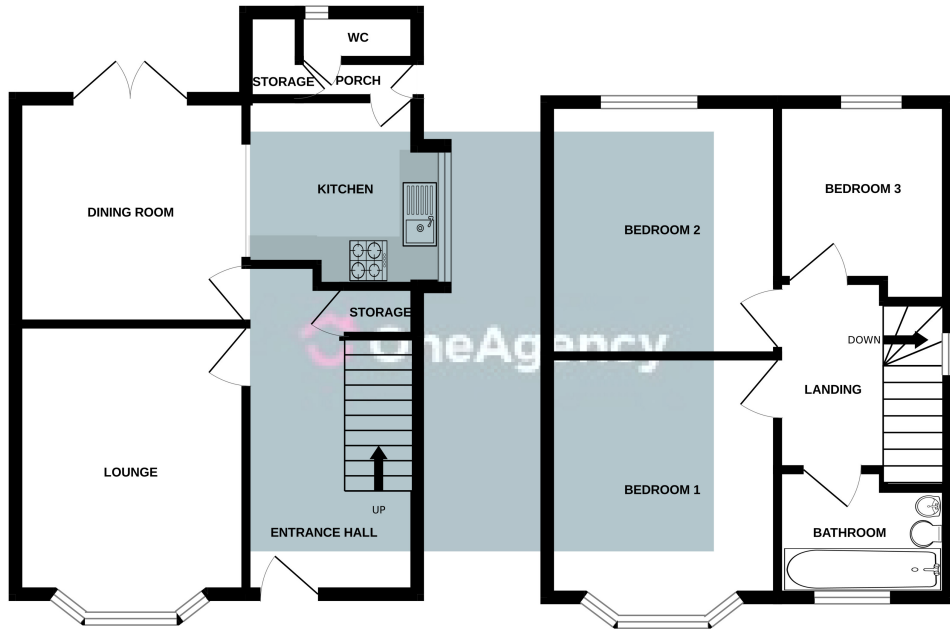
Off road parking to the front. Good sized rear garden with patio and garden shed.

Agents Notes

Newcastle -under-Lyme council Tax Band C

GROUND FLOOR

1ST 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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