



Hassam Parade,  
Wolstanton,  
Newcastle-under-Lyme



**OneAgency**

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# £320,000

A double fronted semi-detached house benefitting from two reception rooms, kitchen/diner, three bedrooms and generous sized plot. The property has off road parking for multiple vehicles, detached garage and spacious rear garden. Located in the sought after location of Wolstanton on Hassam Parade. This property would ideally suit a growing family or someone looking for more outdoor space. Located close to amenities, commuter links and fantastic schools. Viewing is highly advised!





## Ground Floor

### Porch

3.44m x 0.66m (11' 3" x 2' 2") UPVC front door, double glazed windows and tiled flooring.

### Hallway

Front door, radiator and vinyl flooring.

### W/C

A low level W/C, double glazed window and vinyl flooring.

### Lounge

4.80m x 3.32m (15' 9" x 10' 11") A double glazed bay window, side windows, fireplace and surround, radiator and carpet flooring.

### Kitchen/Diner

3.70m x 2.93m (12' 2" x 9' 7") A range of wall and base units with worktops, sink basin with chrome mixer tap, integral oven, gas hobs with extractor hood over, integral dishwasher, space for fridge/freezer, breakfast bar area, double glazed window, storage cupboard with baxi combi boiler and plumbing for a washing machine, radiator and vinyl flooring.

### Dining Room

3.60m x 3.43m (11' 10" x 11' 3") A double glazed box bay window, radiator and vinyl flooring.

### Sun Room

4.09m x 3.86m (13' 5" x 12' 8") Double glazed windows, french doors to the garden, radiator and carpet flooring.

## First Floor

### Bedroom One

4.05m x 3.29m (13' 3" x 10' 10") A double glazed box bay window, storage cupboard, radiator and carpet flooring.

### Bedroom Two

4.05m x 3.36m (13' 3" x 11' 0") A double glazed window, radiator and carpet flooring.

### Bedroom Three

2.95m x 2.20m (9' 8" x 7' 3") A double glazed window, radiator and carpet flooring.

### Bathroom

2.37m x 2.13m (7' 9" x 7' 0") A white suite with bath, walk in shower unit with glass screen, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window, tiled walls and vinyl flooring.

### External

Front - A block paved driveway providing off road parking for multiple vehicles.

Rear - A paved patio area, pebbled section and artificial turfed garden with mature shrubs and trees with fenced borders and gated access.

### Detached Garage

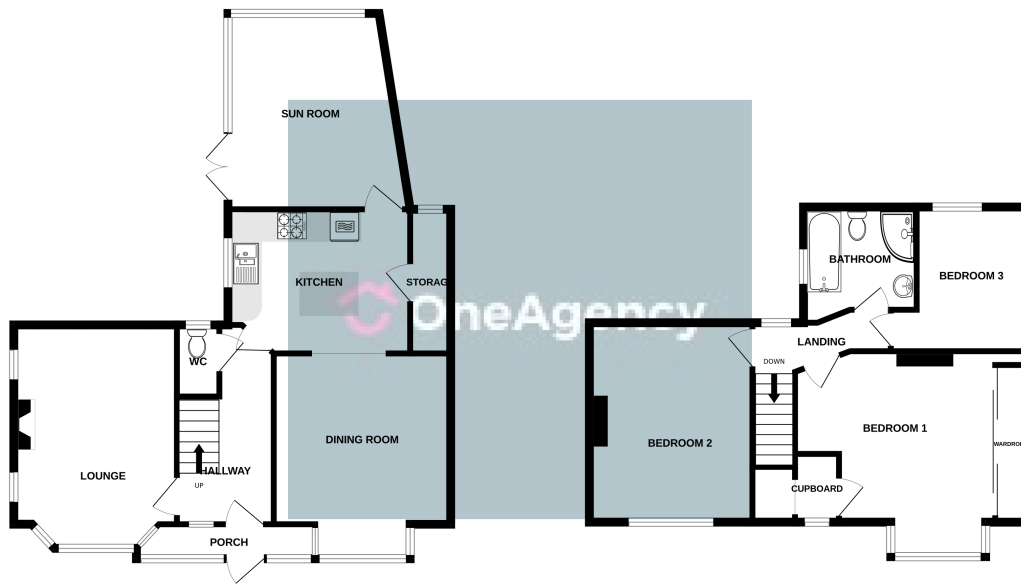
6.44m x 3.69m (21' 2" x 12' 1") Wooden doors, electric power and lighting.

### AGENTS NOTES

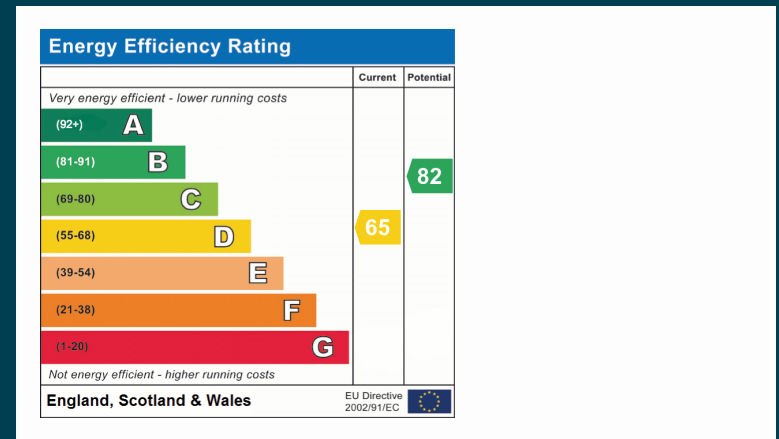
The council tax band is C. The local authority is Newcastle-under-Lyme.

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. Made with Metropix ©2024



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