



Hartington Street,  
Wolstanton



**OneAgency**

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# Offers in the Region of £270,000

Spacious detached house , with three double bedrooms and generous accommodation throughout, located in the popular location of Wolstanton, close to local amenities and Newcastle-under-Lyme town centre. The property benefits from ample off road parking and offers the potential to extend subject to the relevant consent. Viewing of this property is highly recommended to appreciate this family home.





## GROUND FLOOR

### Entrance Hallway

Laminate flooring, stairs to first floor, door to front.

### Shower Room

2.34m x 1.85m (7' 8" x 6' 1") Double glazed, WC and pedestal wash hand basin. Please note the shower is not fitted, radiator.

### Storage Area

3.53m x 2.90m (11' 7" x 9' 6") Double glazed window to side, up and over garage door. This is a garage area but considered more suitable for storage. Not suitable for a large car.

### Dining Room

4.20m x 3.05m (13' 9" x 10' 0") Double glazed window to front, radiator, laminate flooring.

### Living Room

3.96m x 4.23m (13' 0" x 13' 11") Double glazed sliding patio doors to rear, fitted 'wood burner effect' electric fire, radiator, laminate flooring.

### Breakfast Kitchen

5.54m max x 3.24m max (18' 2" x 10' 8") Double glazed window to rear, radiator, built in storage area, fitted with a range of wall, base and drawer storage units, breakfast bar area, part tiled walls, integral fridge, tiled floor.

### Utility Area

6.10m x 2.03m (20' 0" x 6' 8") Radiator, door and window to front, wall mounted Boiler, plumbing for automatic washing machine, sink and drainer unit with mixer tap, door to rear, double glazed window to rear.



## FIRST FLOOR

### Landing

Double glazed frosted window to side, built in storage area with tank.

### Bedroom One

5.03m x 3.95m (16' 6" x 13' 0") Double glazed window to rear, radiator, laminate flooring.

### Bedroom Two

4.54m x 3.41m (14' 11" x 11' 2") Double glazed window to front, radiator.

### Bedroom Three

3.76m x 3.22m (12' 4" x 10' 7") Laminate flooring, double glazed window to rear, radiator.

### Bathroom

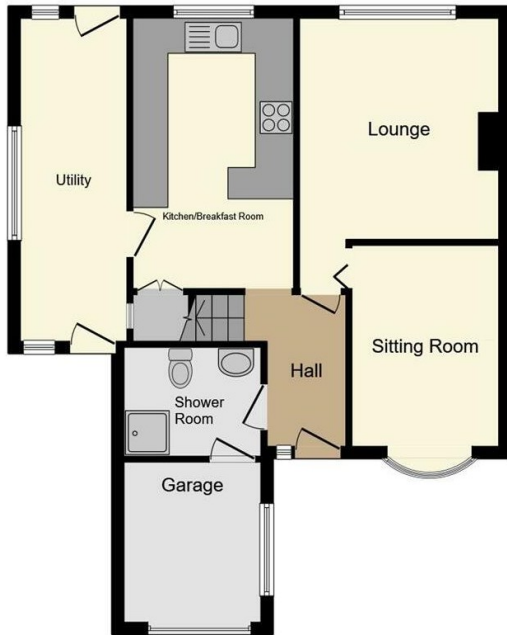
1.80m x 2.63m (5' 11" x 8' 8") Double glazed frosted window to front, heated towel rail, white bathroom suite comprising of panelled bath with shower attachment, WC and hand wash basin, separate shower cubicle with mains shower, tiled flooring, tiled walls.

### Outside

Ample off road parking to the front. Access to the store area via up and over door. Enclosed established rear garden.

### Agents Notes

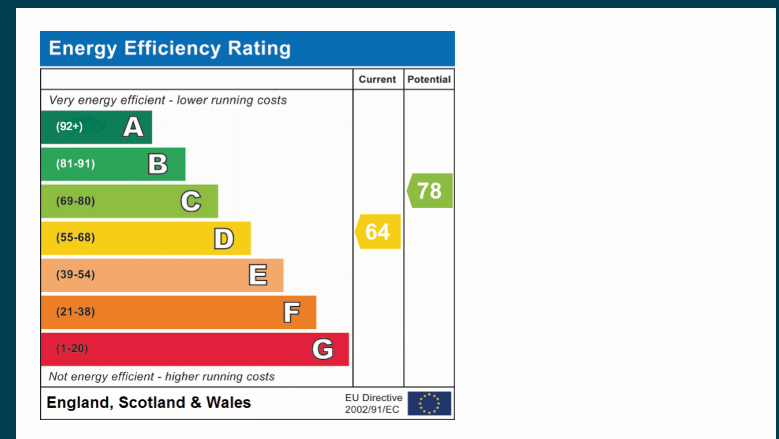
Council Tax Band C  
Newcastle Under Lyme Council



Ground Floor



First Floor



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

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