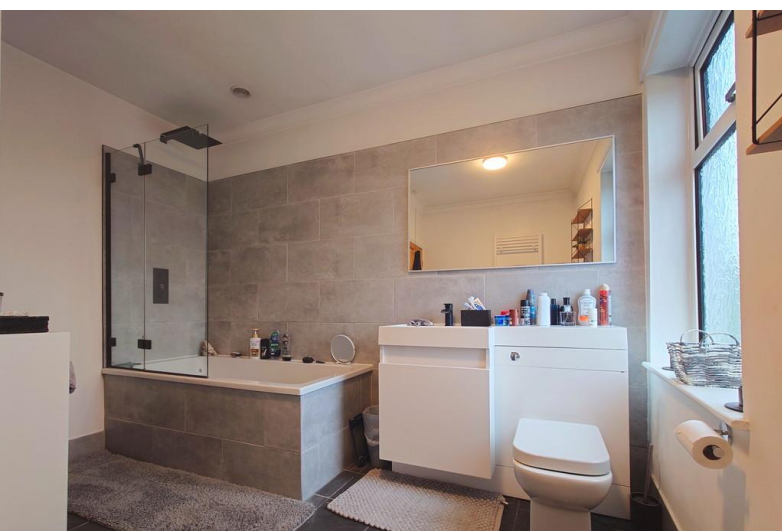




Boulton Street
Wolstanton, ST5 0DP

- AN END TERRACED
- BEAUTIFULLY PRESENTED
- SPACIOUS ROOMS THROUGHOUT
- GORGEOUS OUTLOOK TO THE REAR
- GOOD SIZED REAR GARDEN
- TWO BEDROOMS
- LOUNGE INTO DINING ROOM
- NEW BOILER, GAS C/HEATING & UPVC D/GLAZING

£150,000





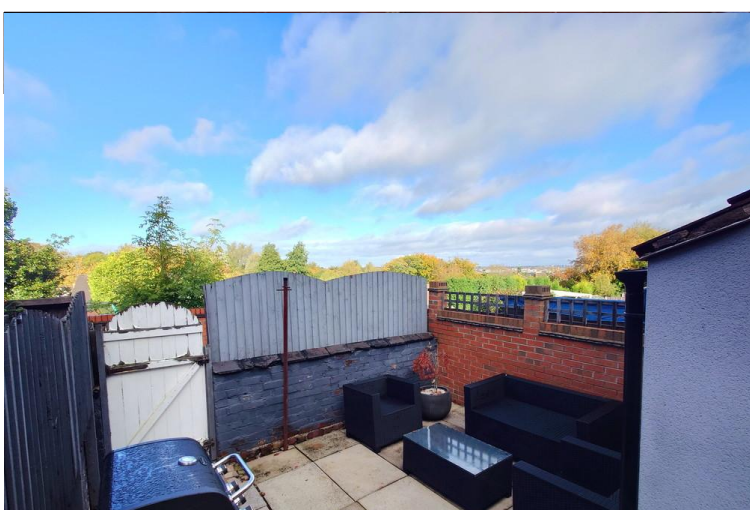
Property Description

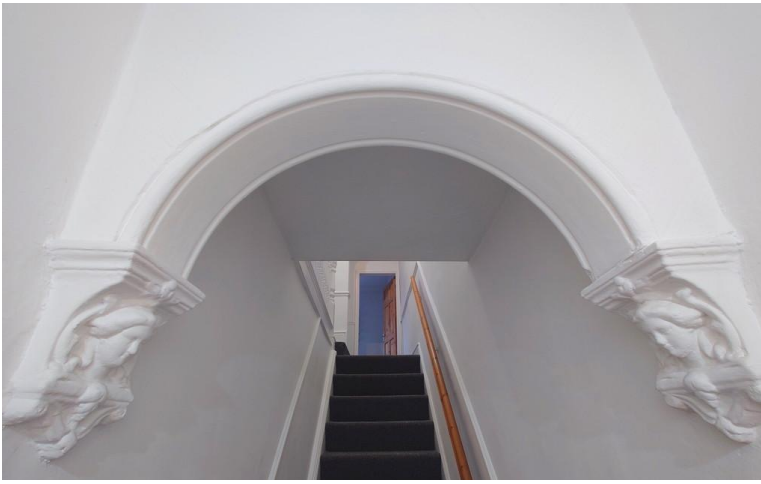
INTRO

WOW! Don't miss out on this ultra spacious and beautifully updated end terraced home! This stunning property boasts spacious rooms throughout, and features a gorgeous view/outlook to the rear. Sitting in the very convenient and popular location of Wolstanton, it's on the doorstep to local amenities, schools and road links across the city. Comprising entrance hall, open plan lounge with feature multi stove, into dining room, kitchen, utility room, and to the first floor: two bedrooms and an elegant bathroom suite. UPVC double glazing, and gas central heating, from a newly installed Baxi boiler. Forecourted to the front and with a lovely low maintenance rear garden. Don't wait around for this beautiful home - GET IN TOUCH TODAY TO GET YOUR VIEWING LINED UP!

DIRECTIONS

Please use postcode ST5 0DP for Sat Nav/ Google Maps. From the B5368 High Street, turn into Boulton Street, where the property can be found on the left hand side as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE HALL

14' 8" x 3' (4.47m x 0.91m)

UPVC front entrance door. Staircase to the first floor, with feature original archway. Radiator. Dado rail. Door to:

DINING ROOM

15' x 10' 10" (4.57m x 3.3m)

Bay window to the front. Electric fire and surround. Radiator. Coving to the ceiling. Built in meter cupboards. Decorative ceiling rose and light fitting. Opens to:



LOUNGE

12' 9" x 10' 10" (3.89m x 3.3m)

A newly installed feature chimney breast with multi fuel stove fire and surround. Window to the rear. Radiator. Coving to the ceiling.

KITCHEN

10' 6" x 9' 2" (3.2m x 2.79m)

A well presented kitchen with both base and wall mounted cupboard units with worksurface over. Useful open understairs store area. Single drainer sink unit with window to the side aspect. Integrated Belling oven (into wall). Gas hob with extractor over. Newly fitted tall radiator. Plumbing/space for dishwasher. Tiled flooring. Splash back tiling. Door and step down to:



UTILITY ROOM

6' 7" x 6' 5" (2.01m x 1.96m)

Having space for a tall standing american style fridge freezer. Space/plumbing for both a washer and separate dryer. Wall mounted newly fitted Baxi gas combi boiler, having warranty. Tiled flooring. UPVC rear access door.

FIRST FLOOR LANDING

17' 1" x 5' 5" (5.21m x 1.65m) max

Access to the loft via hatch and pull down ladder.



BEDROOM ONE

14' 4" x 12' 1" (4.37m x 3.68m)

Two windows to the front, radiator. Coving to the ceiling.

BEDROOM TWO

12' 8" x 8' 7" (3.86m x 2.62m)

Window to the rear, radiator.



BATHROOM

10' 8" x 9' 1" (3.25m x 2.77m)

An elegant and spacious bathroom suite - Modernised beautifully with panelled bath, overbath mains pressured shower and shower screen, low level W.C, wash hand basin with vanity cupboard. Tiled flooring. Newly fitted tall radiator. Frosted window to the rear. Coving to the ceiling.

EXTERNALLY

FRONT

A forecourted frontage with paved patio, enclosed with wall and gated access to the front. The property has lovely render to the front and rear.

REAR GARDEN

A paved and low maintenance rear garden, featuring a lovely outlook. External brick store room attached to the back of the property. Enclosed by wall and fencing, with a gate to a further area as pictured. Small door to the basement area.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

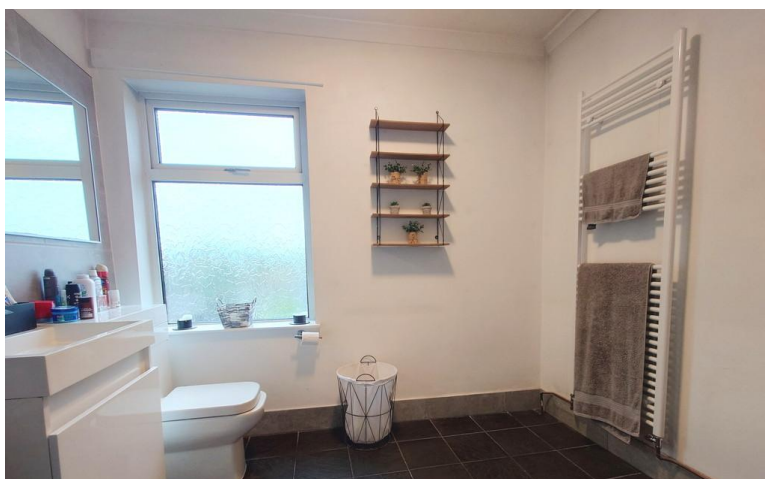
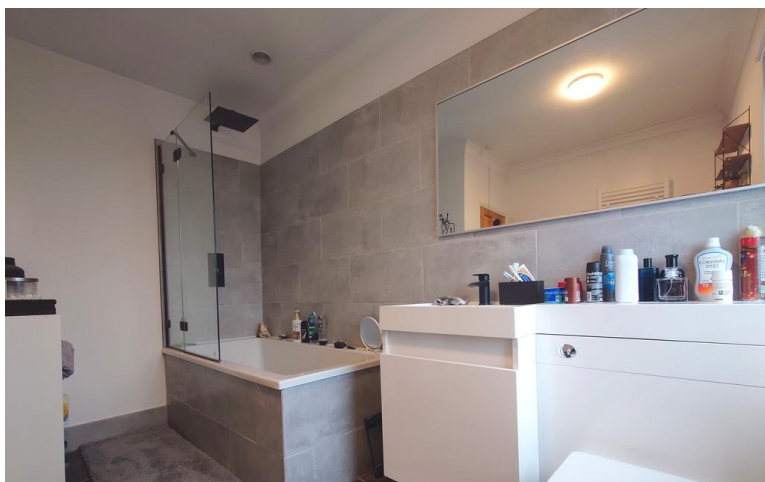
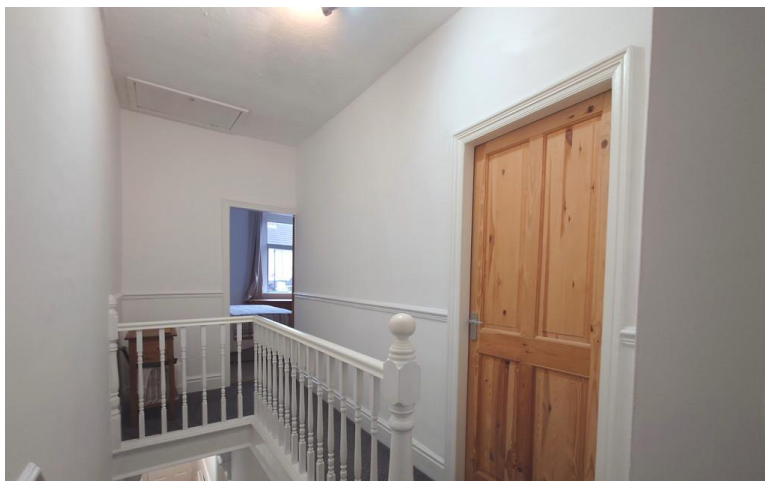
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 50E Potential: 81B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements