

**Wakefield Giles**

**Tel: 01782 897480**



**Lamphouse Way  
Wolstanton  
ST5 0GA**

**Offers in Excess of £129,950**



**TWO BEDROOMS**

**COACH HOUSE**

**POPULAR DEVELOPMENT**

**OFF STREET PAKING**

**SINGLE GARAGE**

**MODERN INTERIOR**

**Wakefield Giles, 73 High Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0ES**

Wakefield Giles are very pleased to offer for sale this modern and immaculately presented Two Bedroom Coach House situated on the popular Wulfstan Grange development in the heart of Wolstanton Village, a much sought after and vibrant place with its community feel and great access to local schools and amenities together with the A50, A500 & M6 commuter road links. Offering modern living the present owners have really looked after property to a high standard and therefore any prospective purchasers could literally move in and put the kettle on. Benefits include a modern kitchen and bathroom along with Upvc double glazing and gas central heating throughout. Externally the coach house boasts parking spaces for two vehicles, a garage with power and light and also a courtyard garden to the rear. The accommodation in brief comprises: entrance hall, first floor landing, bedroom one with fitted wardrobes, bathroom with a white suite, bedroom two and an open plan lounge/kitchen. DO NOT DELAY, CALL US ON 01782 897480 TO VIEW THIS WONDERFUL PROPERTY

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Composite front door, radiator, smoke detector and a Upvc double glazed door to the garage. Stairs rising to the first floor:

#### First Floor Landing

Upvc double glazed window, radiator and a storage cupboard housing the combination boiler.

#### Bedroom One *13' 9" (max) x 10' 4" (4.19m x 3.15m)*

Upvc double glazed window to the front aspect, radiator, sockets and a range of fitted wardrobes.

#### Bathroom

Part tiled walls, extractor fan, vinyl flooring, radiator, white suite with shower over & glass screen, pedestal sink unit with chrome mixer tap and a W/C.

#### Bedroom Two *11' 7" x 7' 1" (3.53m x 2.16m)*

Upvc double glazed window to the front aspect, radiator, sockets and a range of fitted wardrobes.

#### Open Plan Lounge/Kitchen *17' 6" x 10' 1" (5.33m x 3.07m)*

Dual aspect Upvc double glazed windows, a range of modern wall and base kitchen units with complimentary work surfaces, stainless steel sink unit inset and integrated electric oven, hob, extractor hood, dishwasher, washer/dryer and a fridge/freezer. Leads to lounge area.



### Externally

#### Front

Tarmac parking space for two vehicles.

#### Garage

Integral garage with up and over door, power and light with doors leading to the entrance hall and rear courtyard garden.

#### Courtyard Garden

Accessed via the integral garage. Steps lead down to gravelled garden with a fence boundary.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.