

# heywoods



**Milehouse Lane**

Wolstanton, Newcastle, ST5 9JS

**£190,000**





- Beautifully Presented Semi Detached
- Popular Location
- Two Reception Rooms & Conservatory
- Extended Kitchen & Utility
- Three Bedrooms
- Family Bathroom
- Front & Enclosed Rear Gardens
- Internal Inspection Essential

### The Accommodation:

ENTRANCE HALL Coving to ceiling, dado rail, stairs to first floor landing with understairs storage.

WC 4' 7" x 2' 7" (1.41m x 0.79m) close coupled WC, wall mounted wash hand basin.

LOUNGE 15' 5" x 11' 6" (4.70m into bay x 3.51m) Coving to ceiling, dado rail, electric fire with feature surround.

SITTING ROOM 13' 6" x 11' 5" (4.12m x 3.50m) Coving to ceiling, French doors to:

CONSERVATORY 12' 10" x 7' 10" (3.92m x 2.39m) Tiled flooring, single radiator, French doors to garden.

KITCHEN 14' 6" x 7' 9" (4.42m x 2.38m) Fitted with a matching range of base and eye level units with worksurface over, Built in electric hob and oven with extractor fan over, integral fridge/freezer.

UTILITY 5' 6" x 5' 9" (1.68m x 1.77m) Plumbing for automatic washing machine and dishwasher, tiled flooring.

LANDING Coving to ceiling, dado rail, access to loft, doors to:

BEDROOM 11' 10" x 11' 6" (3.63m x 3.53m) Fitted wardrobes with overhead storage.

BEDROOM 12' 0" x 9' 6" (3.68m x 2.92m)

BEDROOM 7' 9" x 8' 0" (2.37m x 2.46m)

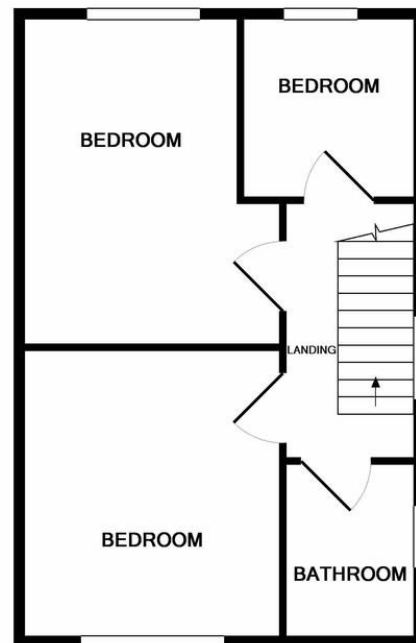
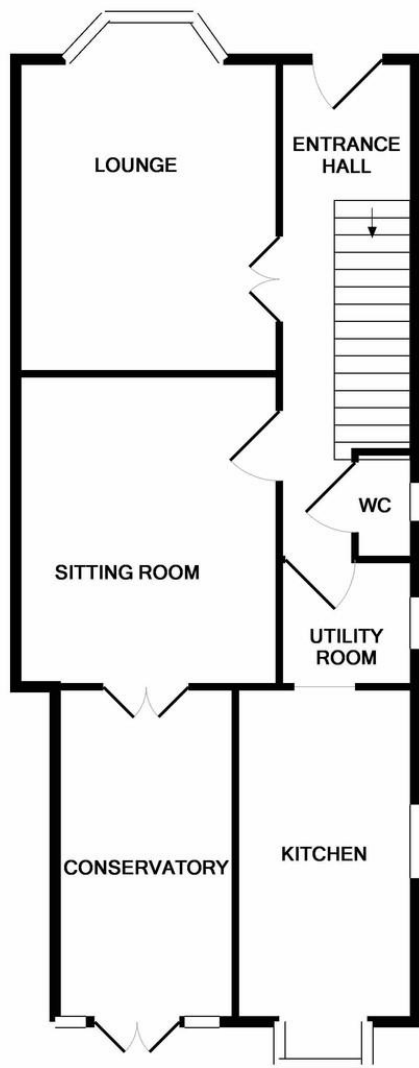
BATHROOM 7' 10" x 5' 10" (2.39m x 1.80m) Suite comprising close coupled WC, pedestal wash hand basin and panelled bath with wall mounted shower over, tiled surround.

FRONT GARDEN Paved area.

REAR GARDEN Paved patio area, mainly laid to lawn with a variety of fruit trees and bushes, enclosed by wood panelled fencing.







1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.7 SQ.M.)

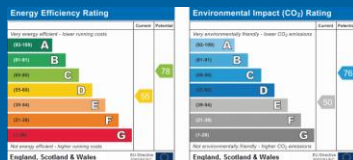
TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

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. 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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