



## 18 Wulstan Drive

Newcastle-under-Lyme, ST5 0RG Offers over £190,000

**Tinsley  
Garner**

independent property expertise



A traditional semi with huge potential situated in one of Newcastle's most popular and sought after residential suburbs. The house occupies a large plot with gardens aplenty with scope to extend without compromising on outside space. Offering good size accommodation featuring a large sitting room, kitchen with space for a breakfast table, downstairs loo and separate boiler room, two double bedrooms and upstairs bathroom. The property features partial upvc double glazed windows and a modern 'A' rated gas fired central heating boiler and whilst the property is well maintained throughout it would nevertheless benefit from selective updating. Great location easily accessible to Newcastle town centre and The Potteries and just a stone's throw from The Brampton. No upward chain. Viewing essential.

# 18 Wulstan Drive

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## Porch

## Entrance Hall

Reception area with wooden part glazed front door, doors to the lounge & kitchen and turned staircase to the first floor landing. Radiator.

## Lounge

A good size living room which has a bay window to the front of the house and window to the rear overlooking the gardens. Tile fireplace and hearth with flame effect electric fire, TV aerial connection. Radiator.

## Breakfast Kitchen

The kitchen is fitted with a range of wall & base cupboards with work surfaces, stainless steel sink unit, plumbing for washing machine and electric cooker connection. Space for a small table. Large walk-in pantry with quarry tiled floor. Windows to the front and side of the house. Radiator.

## Rear Porch

With upvc double glazed outer door. Cloakroom with WC and hand basin. Separate boiler room / store with wall mounted Ariston 'A'Rated gas

fired central heating boiler.

## Landing

Window to the rear of the house. Access hatch to loft space.

## Bedroom 1

Large double bedroom with windows to the front and rear of the house. Radiator.

## Bedroom 2

Double bedroom with window to the front of the house. Radiator.

## Bathroom

With suite comprising: bath with electric shower over, pedestal basin & WC. Ceramic wall tiling to full height. Airing cupboard. Window to the front of the house.

## Outside

The house occupies a large plot with gardens front and rear and driveway to the side giving access to a large detached pre-cast garage. The gardens are mainly lawn with planted borders and patio area to the rear. The rear garden is particularly large and gives plenty of opportunity to accommodate a sizeable extension to



the property (subject to planning)  
without compromising on outside  
space.

### General Information

Services: Mains gas, water, electricity  
& drainage. Gas central heating.

Council Tax band C

Viewing by appointment

For sale by private treaty, subject to  
contract.

Vacant possession on completion.



