



2 Hartington Street

Wolstanton, Newcastle, ST5 8DR

Calling out around the world, are you ready for a brand new property? Summer's here and the time is right, for dancing in the street!!! Get them dancing shoes on and get on down the Hartington Street as their feet will be tapping with delight when you set your sights on this spacious semi detached property. The well presented accommodation on offer comprises a large lounge, with feature effect log fire, modern fitted breakfast kitchen, dining room, three fantastic sized bedrooms and large family bathroom. Externally the property benefits from a fully enclosed rear garden laid to lawn with a paved patio seating area. Located in the popular area of Wolstanton, walking distance to local amenities and commuter links. The beat is about to drop on this one are you ready to get your dance on... call today to book a viewing.

Offers in excess of £205,000

2 Hartington Street

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- SPACIOUS SEMI DETACHED PROPERTY
- DINING ROOM
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE WITH BAY WINDOW
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION
- FITTED BREAKFAST KITCHEN
- CONTEMPORARY FAMIL BATHROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

12'1" x 2'11" (3.70 x 0.90)

The property has a double glazed entrance door to the front aspect. Stairs lead to the first floor. Radiator.

Lounge

14'3" x 13'10" (4.36 x 4.24)

A double glazed bay window overlooks the front aspect. Feature electric log burn effect fire. Television point and radiator.

Kitchen

14'7" x 8'7" (4.46 x 2.64)

Two double glazed windows overlook the rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit with side drainer. Coordinating work surface areas and partly tiled walls and flooring. Freestanding electric cooker with space and plumbing for fridge/freezer, washing machine and dishwasher. Under stairs storage

cupboard. Vertical height radiator. Breakfast bar seating area.

Dining Room

8'7" x 7'6" (2.64 x 2.30)

A double glazed window overlooks the side aspect coupled with a upvc door to the side into the rear garden. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing central heating boiler.

Bedroom One

12'2" x 10'4" (3.71 x 3.15)

Two double glazed windows overlook the rear aspect. Television point and radiator.

Bedroom Two

11'8" x 10'2" (3.58 x 3.11)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

10'7" x 6'9" (3.24 x 2.06)

A double glazed window overlooks the front aspect. Radiator.

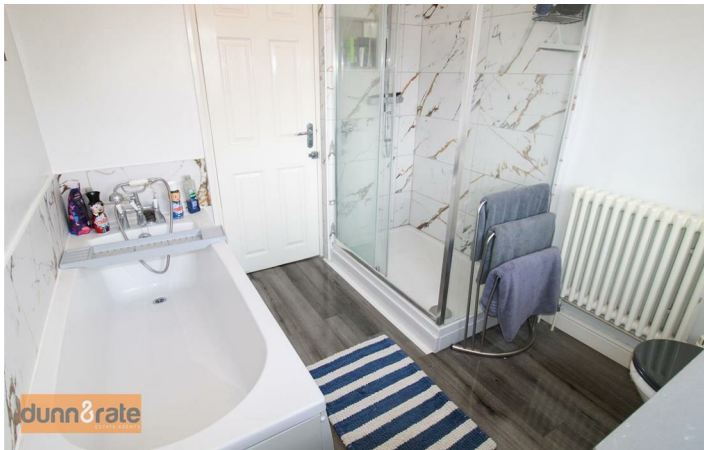
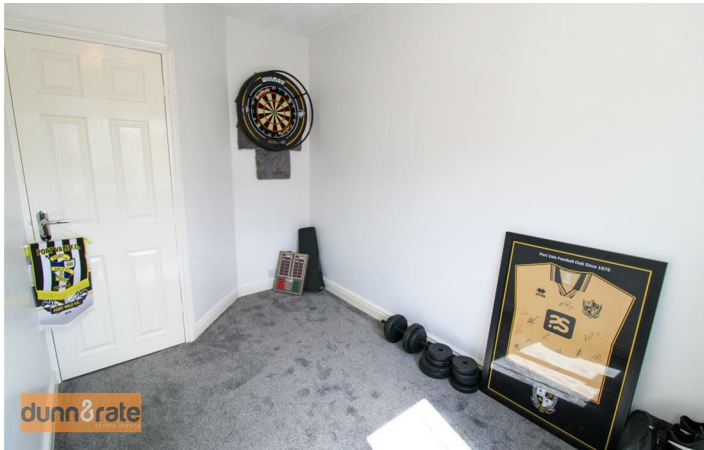
Bathroom

8'8" x 7'5" (2.66 x 2.27)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with seperate shower unit with waterfall shower head, low level W.C and wash hand basin. Partly tiled walls and radiator.

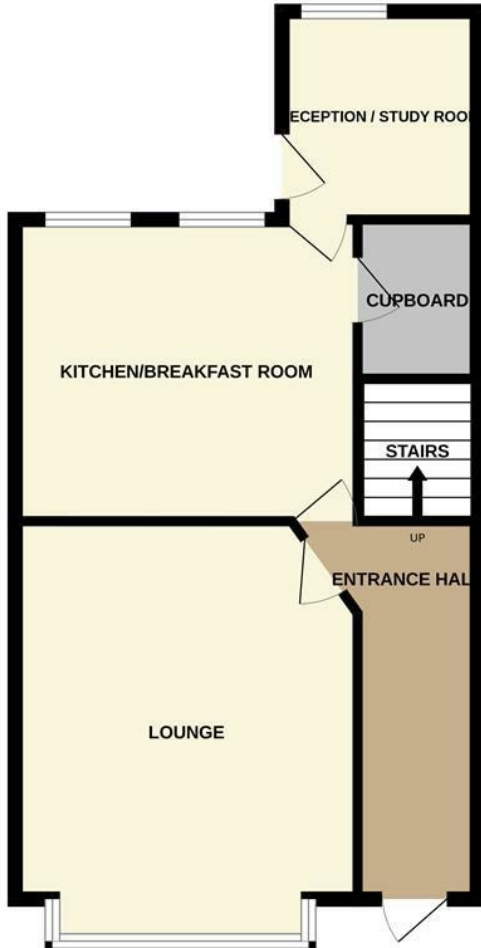
EXTERIOR

To the front the property has gated and paved courtyard area. To the rear the garden is fully enclosed with panelled fencing and a side access gate. The garden is laid with a paved patio seating area and a lawn.



Floor Plan

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	