



**FOLLWELLS**

55 Clermont Avenue, Stoke-On-Trent - ST4 8QQ  
£140,000

- Two Bedroom Semi Detached Bungalow
- Within Small Pedestrian Cul-De-Sac
- Large Side Porch Extension
- Garage To Rear
- Popular And Convenient City District
- No Upward Sales Chain

A pleasant two bedroom semi detached bungalow situated within a small pedestrian cul-de-sac of similar bungalow residences and within a popular/convenient city district with easy access to main road networks including junction 15 of the M6.

The bungalow is in need of some general updating and benefits from an historic full length side porch extension with direct access to a garage at the rear of the property. The bungalow is also offered for sale with no further upward sales chain.

#### Accommodation: –

Side entrance access into large extended porch with power connection and providing useful storage facility. Inner entrance door to L shaped hallway having loft access. Fitted kitchen with base/wall units, larder cupboard and central heating boiler. Worktops extend to breakfast bar area and there is a fitted gas oven and hob with space/plumbing for further white goods.





Living room comprises bow window looking out onto the front and coal effect gas fire with modern surround/marble hearth. There is a refitted shower room with walk-in shower cubicle and combined unit WC/wash basin. Two bedrooms have window aspect overlooking the rear.

Externally, the bungalow is accessed from a communal pedestrian pathway with private pathway leading to the side entrance. Attractive front lawn with plant/shrub beds and hedge screening to front boundary. Enclosed low maintenance paved rear patio garden with large timber shed and personal access door to the garage, which has power connection and vehicle automatic roller access door. The garage forms part of a block of garages with communal vehicle access and is identified as being the third one in from the right with a green garage door.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

