



**FOLLWELLS**

244 Trentham Road, Stoke-On-Trent - ST3 4EH  
£235,000

- Traditional Semi Detached House
- Extremely Well Maintained
- Well Presented Modern Deco
- Off-Road Parking
- Low Maintenance Rear Garden
- Close To Longton Park
- No Upward Chain

A very well presented three bedroom traditional semidetached house, situated in a popular residential location just a short walk from Longton Park. The property has been well maintained by the current owners and is finished with modern decor including a recently replaced family bathroom. Are there notable benefits, which include a full width driveway providing off-road parking for 2 to 3 vehicles as well as a fully enclosed Rear garden designed for low maintenance.

The house is located on the outskirts of Longton within the residential District of Dresden, across the road is the pretty Longton Park providing ample open green space along with children's play area and sports facilities. There are ample local amenities and excellent transport links with access to the A50 just a couple of minutes away. The ever popular Trentham Gardens and retail village is located just a couple of miles down the road while the rest of the pottery towns are all within easy reach.

On entering the house the reception hall retains the original black-and-white Minton tiled floor and also has an external door to the side along with a useful understairs storage cupboard. An opportunity presents itself to create a ground floor WC in this location. The lounge and dining room are connected with the lounge having a bay window to the front elevation and feature woodburning stove set in a brick chimney breast.

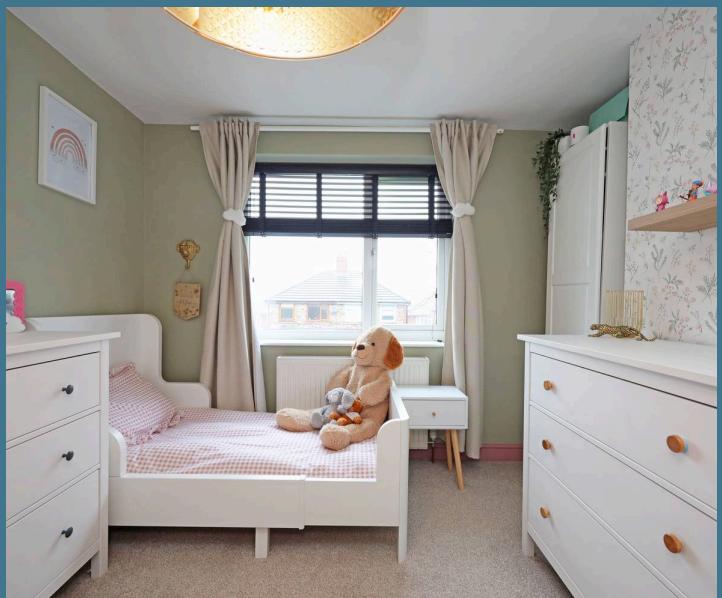




The dining room has glazed double doors leading out to the rear garden as well as herringbone LVT flooring and access through to the kitchen. The kitchen is fitted with a range of walnut base units having integrated electric oven and hob and space for a fridge freezer as well as a continuation of the LVT herringbone flooring from the dining room.

To the first floor are two generous double bedrooms along with a third single bedroom or Nursery. The family bathroom has recently been refitted with free standing bath having wall mounted mixer tap aqua panelling to the walls and LVT flooring.

Externally there is a brick paved driveway providing off-road parking for 2 to 3 vehicles along with an electric vehicle charging point. Access leads down the side of the house through double gates to the rear garden. At the rear of the house is a detached brick and tile single garage currently with no vehicle access. The garden has been designed for low maintenance comprising two paved seating areas, artificial lawn and a raised deck.

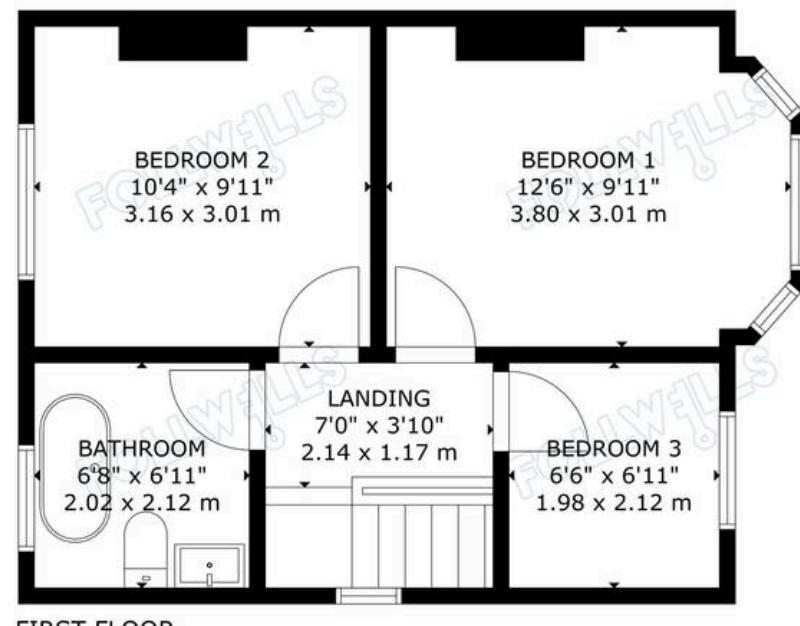
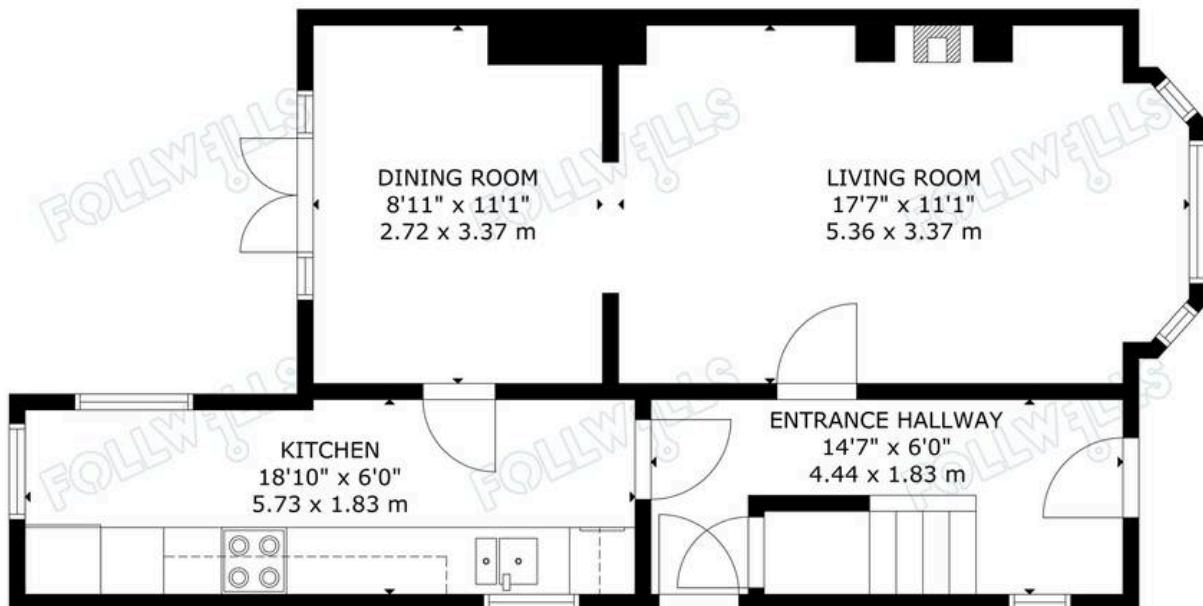
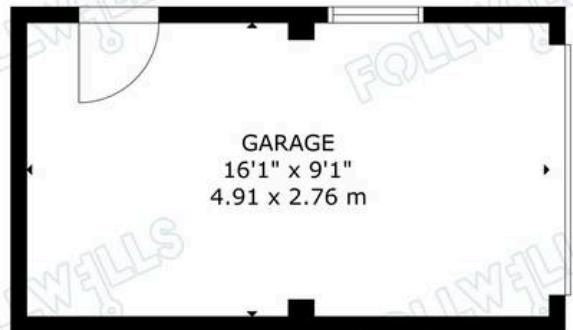


The property is offered for sale with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROSS INTERNAL AREA

TOTAL: 82 m<sup>2</sup>/884 sq.ft

GROUND FLOOR: 47 m<sup>2</sup>/503 sq.ft, MAIN FLOOR: 35 m<sup>2</sup>/381 sq.ft

EXCLUDED AREAS: GARAGE: 14 m<sup>2</sup>/146 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY