



FOLLOWWELLS

18 Stanley Road, Stoke-On-Trent - ST4 7PN
£190,000

- Three Bedroom Semi Detached House
- Convenient Town Location
- Walking Distance To Shops And Amenities
- Close Proximity To Royal Stoke Hospital
- Ground Floor Kitchen And Utility Extension
- No Upward Chain

A generous proportioned traditional three bedroom semi detached house, situated in the long established and convenient district of Hartshill. Walking distance to local shops/amenities and within close proximity to the Royal Stoke Hospital. The property benefits from an historic ground floor galley kitchen extension which creates more space to the rear sitting/dining reception. In addition there is a separate externally accessed side utility/storeroom. The first floor provides three practical bedrooms and bathroom.

Accommodation: –

Entrance hall with tiled floor and staircase having under stair storage. Front living room with bay window and fireplace. Double doors opening to large rear sitting/dining room also having direct access from the hallway, with store cupboard and sliding patio door access to rear. Extended kitchen with fitted base/wall units, fitted electric oven and gas hob with extractor above and space for further appliances. Side porch with external access door and WC.





First floor landing with window and loft access. Three bedrooms comprising large bay fronted main bedroom with shelving, rear facing second bedroom with fitted wardrobe/cupboard units and rear facing third bedroom. Step from landing to a contemporary fitted three piece bathroom.

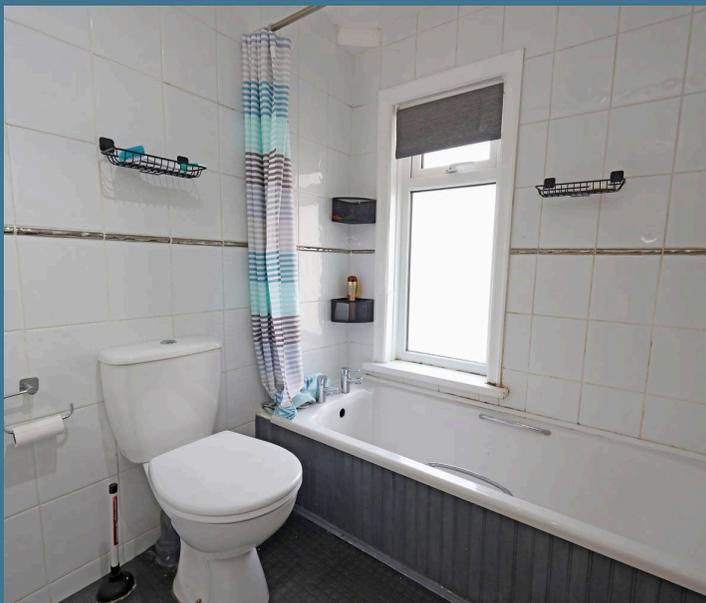
Small front forecourt area. (Please note there is currently no off-road parking to this property). To the side of the property is an additional attached extension with separate through access to front and rear, providing useful storage and utility purpose to include provision for washing facilities. The rear of the property consists of a small enclosed garden with patio and lawn area.

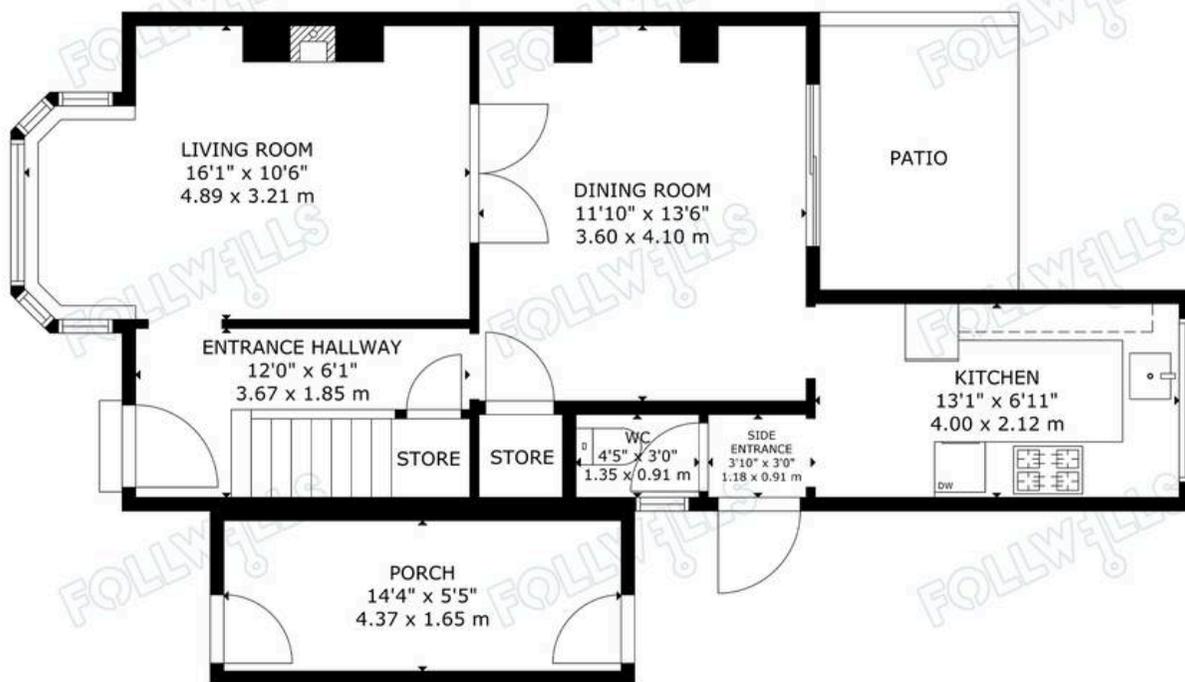
The property is currently vacant and is offered For Sale with no further upward chain.

Council Tax band: B

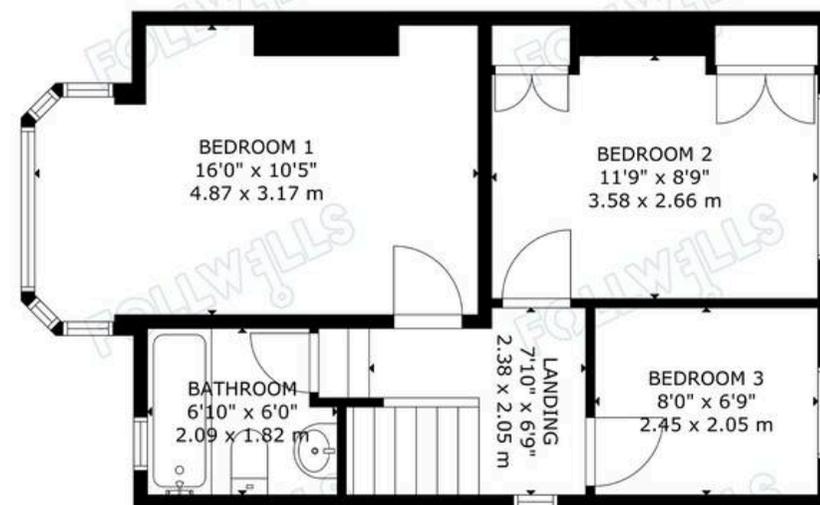
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 98 m²/1,048 sq.ft
GROUND FLOOR: 57 m²/609 sq.ft, FIRST FLOOR: 41 m²/439 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY