

55 Kensington Road, Oakhill, Stoke-On-Trent, Staffordshire, ST4 5BB

FOLLWELLS



- Traditional Three Bedroom Town House
- Spacious Accommodation
- Retaining Character Features
- Highly Maintained Including New Roof
- Private Enclosed Rear Garden
- Fitted Wardrobes & Plantation Shutters
- Convenient Location

3 

1 

2 

Asking Price

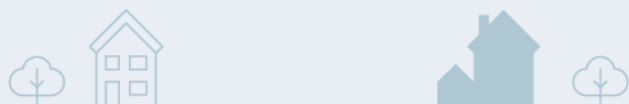
£160,000

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01782 615530





A deceptively spacious, three bedroom town house situated in a very convenient location. The current owners have carried out a significant amount of improvement works to the property including having the house fully re-pointed including the chimneys and a new roof in 2024 which comes with a 40 year guarantee

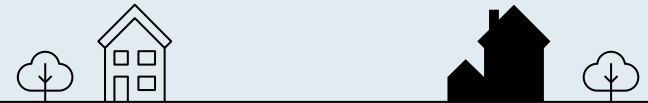
Cosmetic improvements include a replacement modern bathroom, comprehensive redecoration throughout and Plantation Shutters to the majority of windows. The house has been sympathetically modernised retaining a number of character features including the original Minton tiled floor in the reception hall and original Victorian fireplaces to the main bedrooms.

The homely sitting room to the front of the house benefits from a multi fuel burning stove, while the second reception room overlooks the rear garden which is fully enclosed and affords a good level of privacy without any houses behind overlooking. To the front of the house is a low level brick wall with wrought iron gate.

On entering the house you are greeted by a spacious reception hall with stairs leading to the first floor and doors into the two principal reception rooms. Towards the back of the house is a galley kitchen with access door to the garden. Beyond the kitchen is a utility area with plumbing and space for washing machine and tumble drier and the ground floor accommodation is completed with a useful study and ground floor WC.

To the first floor are three well proportioned bedrooms (2 x double and 1 x single) all with Star-Plan fitted wardrobes/drawers. Finally there is a modern family bathroom with shower over bath, pedestal wash basin and WC.





The rear garden has been designed for low maintenance and provides an ideal space for outside entertaining.

Kensington Road is conveniently located providing easy access to The Potteries towns and Newcastle under Lyme. Transport links are available via the A500 with J15 of the M6 being just a 5 minute drive away. Stoke Train Station is also located approximately less than 2 miles away.



IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

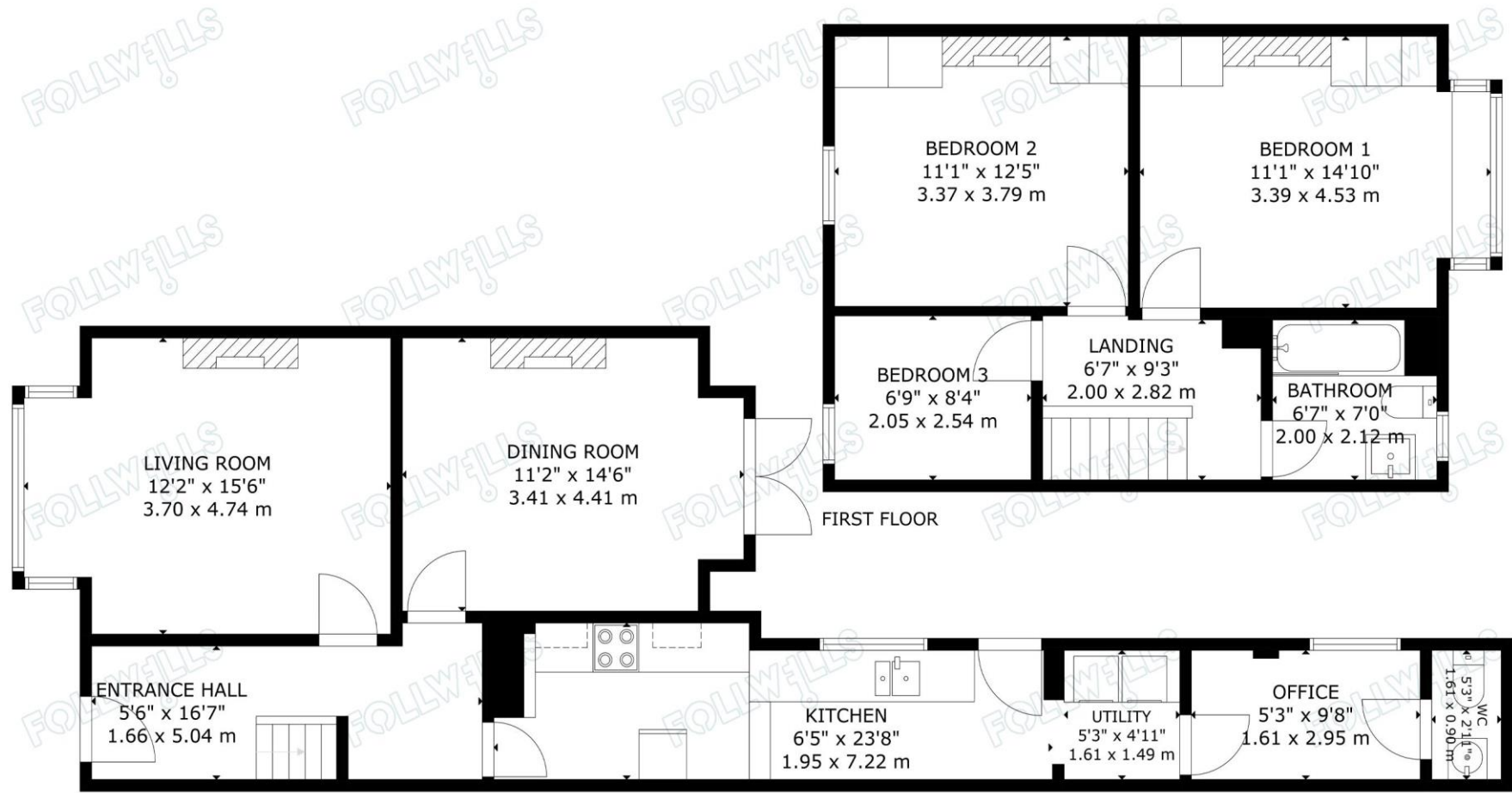
Tenure Freehold

Council Tax Band 'A'

EPC Rating 'D'

Security: Fully alarmed and also benefits from CCTV to front and rear.

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR