

36 Peter Cartlidge Grove, Stoke-On-Trent, Staffordshire, ST4 6FG

FOLLWELLS



- Modern Semi-Detached Family Home
- Beautifully Presented Accommodation
- En Suite to Master Bedroom
- Private Rear Garden
- Backing onto Green Woodland Area
- Off Road Parking for Two Cars
- Convenient Location

3  2  1 

Asking Price

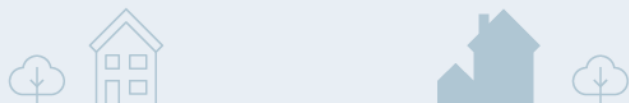
£210,000

follwells.co.uk

email@follwells.co.uk

01782 615530





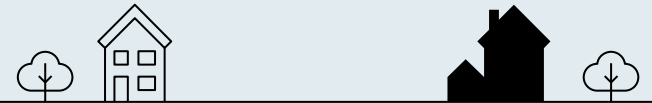
A modern three bedroom semi-detached house which is immaculately presented throughout and benefitting from a private garden backing onto the green space of Hartshill park.

This house was built in 2018 as part of this successful development being conveniently located for Newcastle, the Potteries towns and with easy access to the A500 and Stoke train station. Hartshill park offers a green tranquil space with pathways through wooded areas. The property is also situated close to Basford Community play area and Basford park.

This house is situated on a road of well presented properties and has two parking spaces immediately in front of the house. The house is entered into a reception hall with access to a ground floor W.C. and also to the main sitting room with window to the front elevation. To the rear of the house is the dining kitchen with ample space for table and chairs and glazed double doors leading out to the rear garden. The kitchen is fitted with a contemporary range of gloss units with integrated electric oven, gas hob, space for fridge and freezer and plumbing for washing machine and dishwasher.

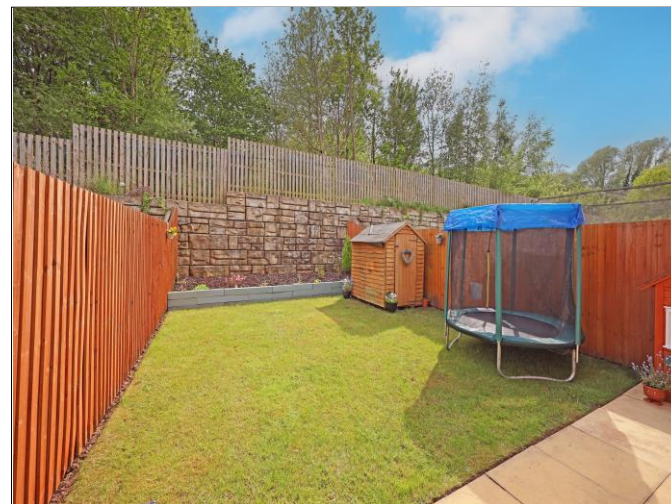
On the first floor the landing gives access to all three bedrooms, the master of which has an en suite shower room. Bedrooms two and three are both served by the family bathroom. Bedroom three has been used as a dressing room/office by the current owners having large built-in mirror fronted wardrobes.





The rear garden affords a good degree of privacy, with a paved seating area immediately adjacent to the house with a lawn beyond and flower bed to the rear. There is a timber garden shed and access down the side of the house.

Viewing is strongly recommended. Contact the office for further details.



IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

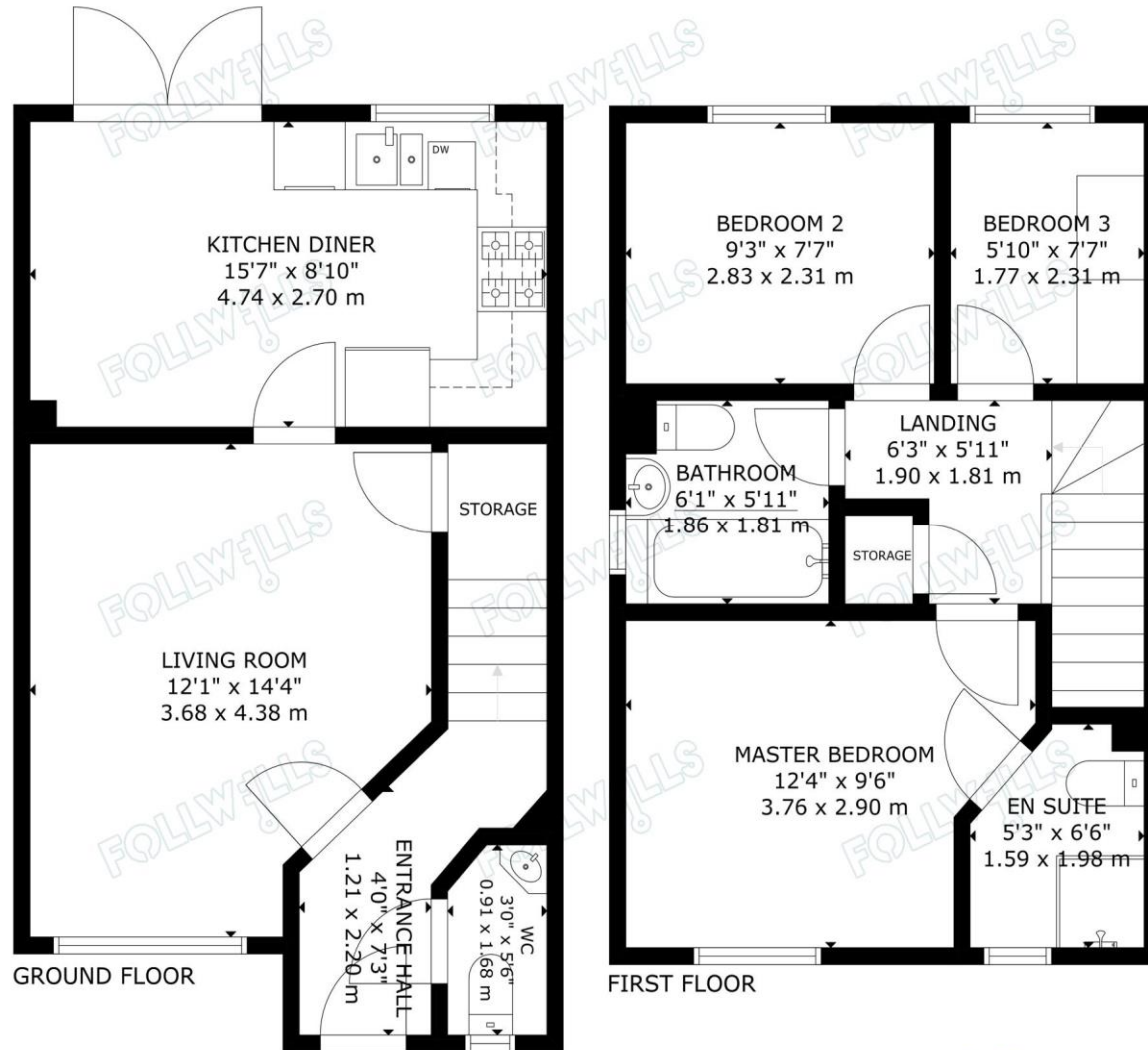
Tenure Freehold

Council Tax Band 'C'

EPC Rating 'B'

Agents Note: We understand from the vendor there is currently a ground maintenance charge of £120 - £130 p.a. to cover communal grassed areas/trees.

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.



GROSS INTERNAL AREA
 TOTAL: 71 m²/764 sq.ft
 GROUND FLOOR: 36 m²/390 sq.ft, FIRST FLOOR: 35 m²/374 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

