

55 Occupation Street, Newcastle, Staffordshire, ST5 1NQ

FOLLWELLS



- Three Bedroom Terraced House
- Sought After Convenient Town Location
- Reception Hallway and Cellar
- Spacious Through Lounge/Dining Area
- Modern Fitted Kitchen and First Floor Bathroom
- Small Rear Garden
- No Upward Chain

3 

1 

1 

Asking Price

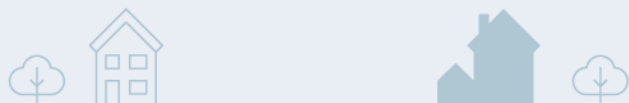
£170,000

follwells.co.uk

email@follwells.co.uk

01782 615530



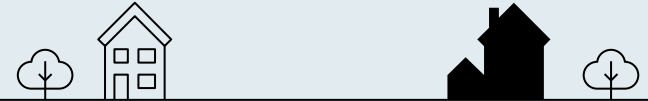


A well presented, three storey, three bedroom terraced house, situated within a much sought after town position, convenient for the centre and nearby to the Royal Stoke University Hospital. With character and features including hallway with original Minton tiled flooring, the property provides spacious well proportioned accommodation throughout and includes a large lounge/dining area with attractive fireplace and square bay window. There is a modern fitted kitchen with access to a useful cellar and an attractive small enclosed garden area to the rear. On the first floor there are two double bedrooms and a spacious three piece bathroom with a further staircase leading to a further bedroom on the second floor.

In detail the reception hallway has a composite front entrance door and original Minton tiled floor, staircase and decorative ceiling arch/cornicing. There is a large through lounge/dining area with laminate wood effect flooring and an attractive open fire with oak surround and decorative tiled inset/hearth. Additionally there is a further decorative display recess within the dining area chimney breast and a square bay window overlooks the front with further window view to the rear aspect. The kitchen is fitted with a modern range of white gloss units having an inset drainer sink and built-in electric oven, gas hob and extractor. There is a stable door giving access to the REAR GARDEN and a further door leads to the CELLAR.

The first floor has a spacious landing area with loft access and return staircase to the second floor. The main bedroom has twin windows overlooking the front, fitted laminate flooring and a range of modern free-standing wardrobes which will remain in the property. The second bedroom overlooks the rear aspect and a spacious bathroom comprises of a three piece suite which includes a large double ended bath having centre-piece tap/shower. There is an airing cupboard which houses the central heating boiler. The return staircase leads to a second floor bedroom with window outlook to the rear.





The property also benefits from an attractive wall enclosed small low maintenance rear garden with paved seating area, with plant borders, brick store and pedestrian access onto Freehold Street.



IMPORTANT INFORMATION

Services - All Mains Connected

Central Heating - Gas

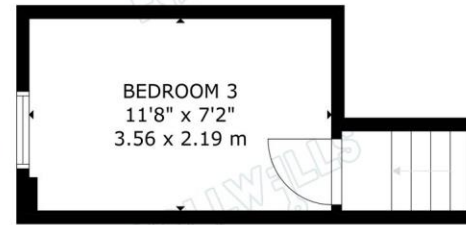
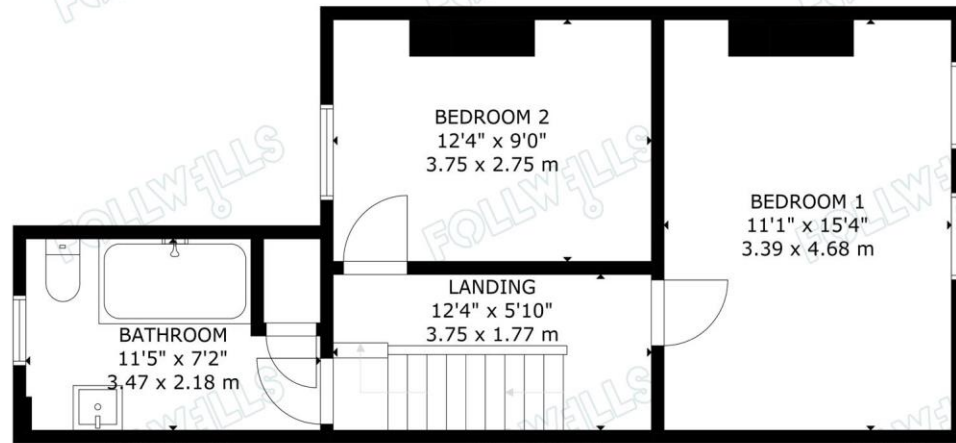
Glazing - uPVC

Tenure - Freehold

Council Tax Band 'A'

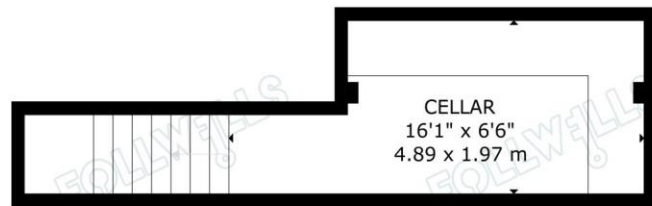
EPC Rating 'D'

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.

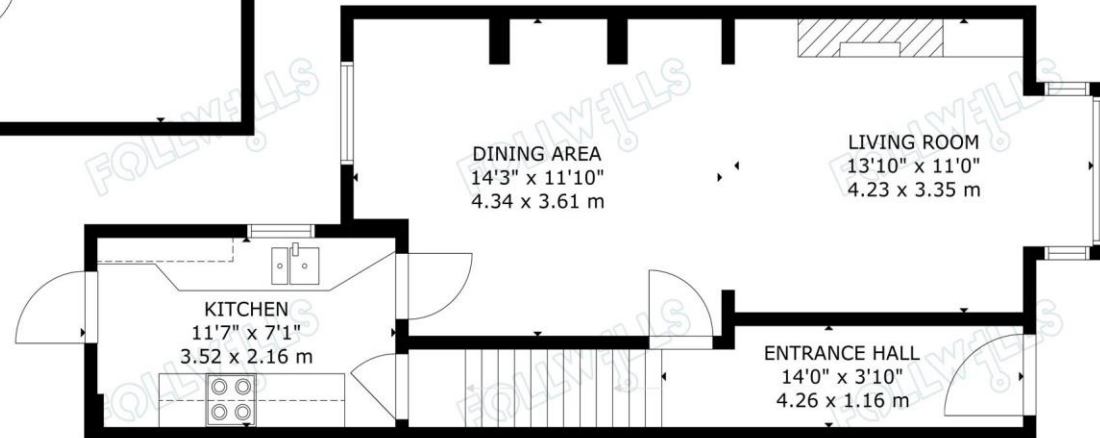


FIRST FLOOR

SECOND FLOOR



CELLAR



GROUND FLOOR