

1 Tor Street, Sneyd Green, Stoke-On-Trent, Staffordshire, ST1 6HE

FOLLWELLS



- Very Spacious End Town House
- Comprehensively Refurbished in Recent Years
- Appointed to High Standard Throughout
- Versatile Accommodation
- Large Family Kitchen
- Enclosed Rear Garden
- All Bedrooms Double Size
- No Upward Chain

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Asking Price

£200,000

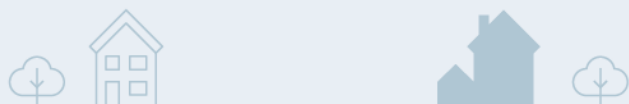
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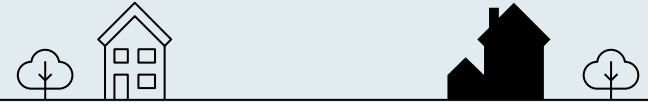
An exceptionally spacious period end townhouse located in Sneyd Green on the outskirts of Stoke-on-Trent.

The property provides enormously versatile accommodation with three double bedrooms on the first floor, and two large reception rooms to the ground floor along with a spacious family dining kitchen. This versatility means the house could lend itself to use as a large family home, or alternatively as an HMO as it has been used recently with either or both of the reception rooms used as a bedroom.

The property has been comprehensively refurbished in recent years and is fitted to a high standard throughout. Contemporary fittings include replacement kitchen and bathrooms, uPVC double glazing throughout, new central heating system and fitted wardrobes in all bedrooms.

The property is entered through a composite door on the side elevation into a reception hall with stairs to the first floor, access to the cellar and doors to all principle ground floor rooms. Two, separate, reception rooms look out to the front and side of the house and at the end of the hall is the large, family dining kitchen. This is a fabulous family space with ample room for either a large table and chairs or sofas. The kitchen area is fitted with modern units with drainer sink and appliances including an electric, Rangemaster 900mm range cooker with extractor hood above. There is ample space for an American style fridge freezer.





Beyond the kitchen is a rear hall/utility area which in turn leads to a shower room with tiled shower enclosure having glass screen, WC and wash basin.

To the first floor are three double bedrooms all with fitted wardrobes and a spacious bathroom with full suite comprising panel bath, tiled shower enclosure, wash basin and WC.

Externally there is a hard landscaped rear garden which has been paved and is surrounded by timber panel fencing with access gate to the side onto Tor Street. Within the garden is a freestanding wooden gazebo.

Tor Street is situated between Sneyd Hill Park and Central Forest Park within easy reach of Hanley and The Potteries. The property is offered with no upward chain.

## IMPORTANT INFORMATION

**Services - All mains connected**

**Gas fired central heating**

**Tenure - Freehold**

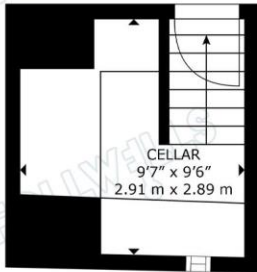
**EPC rating 'C'**

**Council Tax band 'A'**

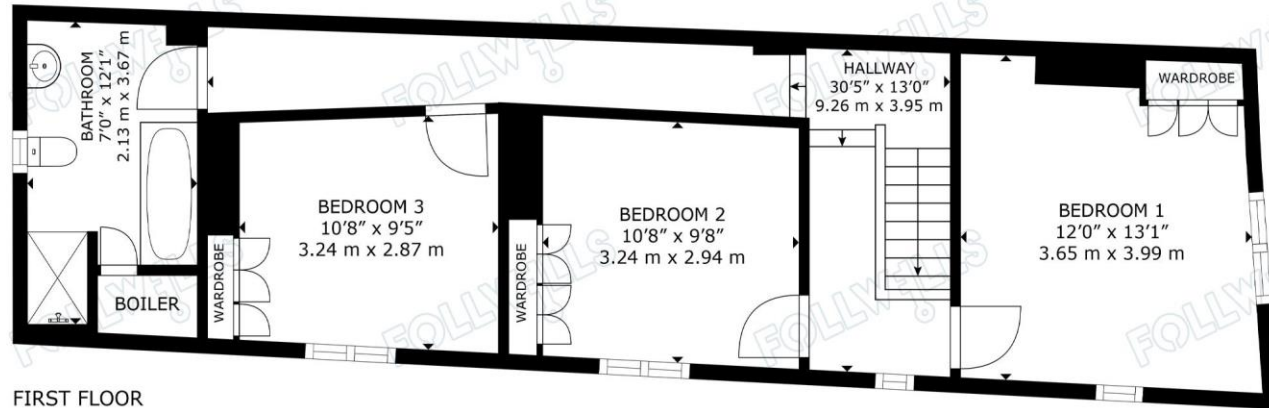
1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All 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.



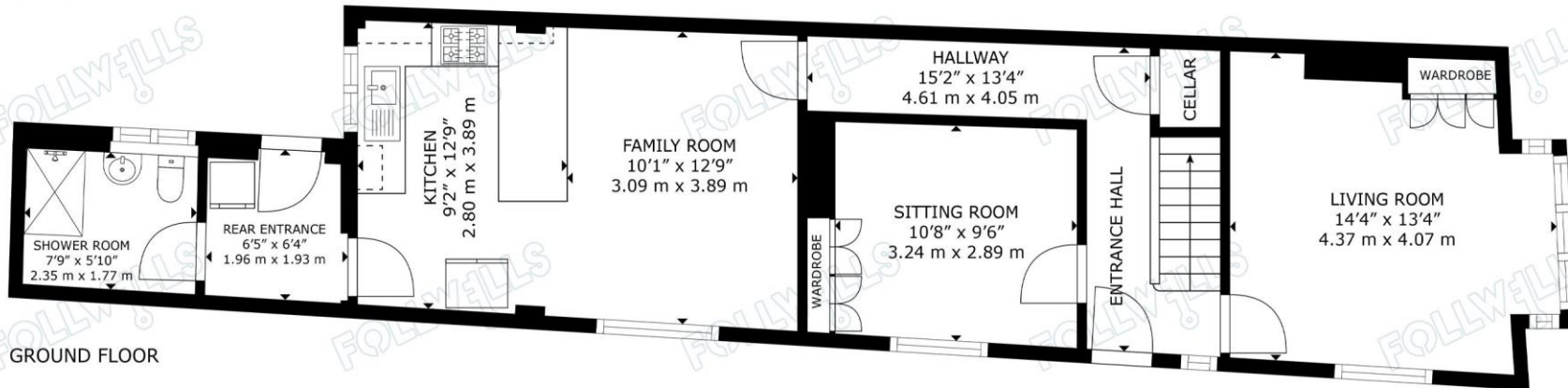




CELLAR



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GROUND FLOOR