

6 Allenby Square, Trent Vale, Stoke-On-Trent, Staffordshire, ST4 5QY

FOLLWELLS



- Spacious Three Bedroom Town House
- Head of Quiet Cul-de-Sac
- Extensive Driveway for Off Road Parking
- Large Enclosed Rear Garden
- First Floor Bathroom and Ground Floor W.C.
- Convenient Location

3 

1 

2 

Asking Price

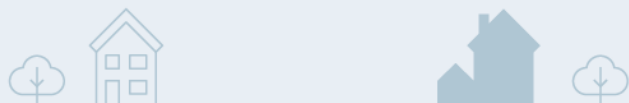
£175,000

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email@follwells.co.uk

01782 615530





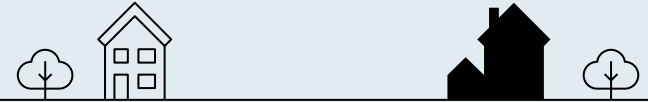
A deceptively spacious three bedroom mid town house situated at the head of a quiet cul-de-sac and occupying a large garden plot. The property provides excellent practicality for a family having the benefit of a large brick paved gated driveway providing ample off road parking, a spacious enclosed garden to the rear, three well proportioned bedrooms and a ground floor W.C. in addition to the first floor bathroom.

The property has been very well maintained by the current owner including a refitted kitchen and is now ready for a new owner to put their own mark on it. This is a handsome town house with a hipped roof line and symmetrical design finished with a canopy porch covering the front door.

On entering the property a central hall has doors to the lounge and dining room along with stairs to the first floor. The sitting room is of a good size with aspects to both front and rear of the property. Double doors at the rear lead into the conservatory which enjoys a pleasant outlook over the rear garden. A door from the lounge leads into the kitchen which is fitted with a range of gloss units with worktop incorporating stainless steel drainer sink. Integrated appliances include double electric oven and grill, four ring ceramic hob with extractor hood over and integrated fridge and freezer. There is plumbing for a washing machine and a useful under-stairs storage pantry. The kitchen opens up into the dining room having feature fireplace and window to the front. Completing the ground floor accommodation is a side porch with a door out to the alleyway and access also to the ground floor W.C.

To the first floor are three well proportioned bedrooms, two being good doubles and the third a larger single. The bathroom is fitted with a white suite comprising rolltop claw foot bath, separate shower enclosure and pedestal wash basin. There is also a separate W.C.





Externally the large garden to the rear is split into two distinct areas, measuring approximately 75ft (22m) total length, with an Indian stone patio, lawn and decorative gravel beds surrounded by timber panel fencing. A gate leads from this first part of the garden to a secondary area which provides potential to create more borders, a vegetable garden or entertaining space.



IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

uPVC Double Glazing

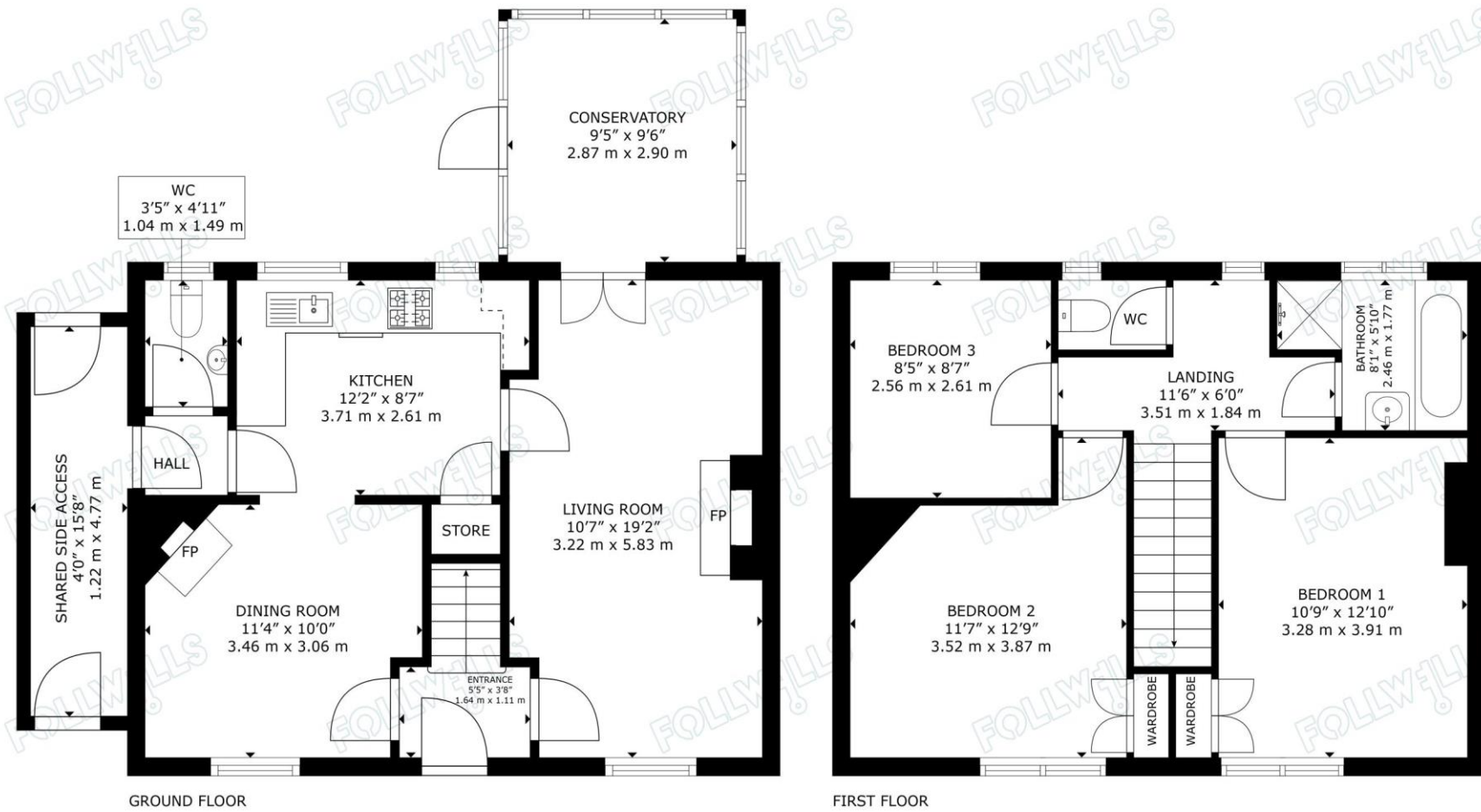
Tenure Freehold

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.

FLOORPLAN



GROSS INTERNAL AREA
 TOTAL: 106 m²/1,151 sq ft
 GROUND FLOOR: 46 m²/500 sq ft, FIRST FLOOR: 46 m²/500 sq ft
 EXCLUDED AREA: CONSERVATORY: 8 m²/89 sq ft,
 SHARED SIDE ACCESS: 6 m²/62 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

