

31 Adams Street, May Bank, Newcastle, Staffordshire, ST5 9PJ

FOLLWELLS



- Traditional Two Bedroom Semi-Detached House
- Well Maintained with Character Features
- Sought After Town District Location
- Corner Plot Cul-De-Sac Position
- Off Road Parking and Garage
- Substantial Rear Garden Plot

2 

1 

1 

Asking Price

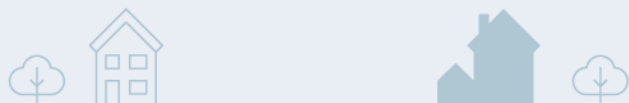
£200,000

follwells.co.uk

email@follwells.co.uk

01782 615530



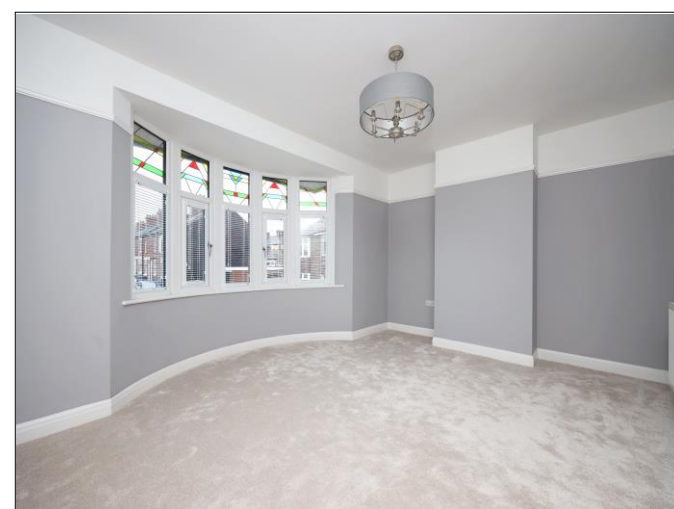


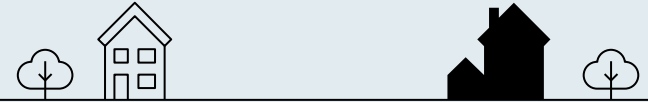
A beautifully presented and very well maintained traditional semi-detached property. Restored by its present owner with character features including original decorative tiled floor to hallway, large front bay windows with reproduction top lights and log burner to the living room. The property offers an attractive living space with formal lounge to front and a modern open plan dining kitchen with patio door access to the rear. There are two spacious double bedrooms to the first floor serviced by a contemporary fitted shower room.

Pleasantly situated at the end of a small cul-de-sac the property enjoys a substantial corner plot with an open outlook down the street towards Wolstanton Marsh. There is block paved parking frontage leading to a newly installed detached garage and a substantial garden area to the rear. It is conveniently situated within walking distance of various amenities including good local schools serviced from the districts of May Bank and Wolstanton.

Accommodation in greater detail provides side access hallway with composite entrance door and original feature decorative tiled floor, return staircase to first floor and traditional style panelled doors to rooms. There is a feature large bay window with decorative top lights to the living room which also enjoys a log burning stove set within a marble tiled chimney breast recess and timber over mantel. A well-equipped open plan family dining kitchen has double patio doors and matching decorative top lights opening onto a raised decked area overlooking the garden. There is also glazing to the side aspect which includes an original decorative patterned window. The kitchen area is fitted with slimline worktops and a range of cream gloss base and wall units including cupboard housing the central heating boiler and plumbing for washing facilities. There are integrated appliances comprising oven, induction hob, upright fridge freezer and slimline dishwasher. Additionally, there is a separate under-stair store cupboard.

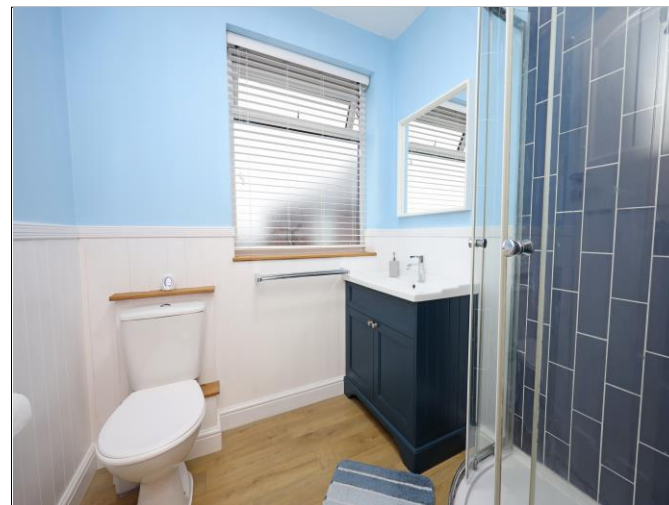
The first floor landing has access to the loft and further traditional style panelled doors to rooms with original feature decorative top lights above. There are two large double bedrooms, with the main bedroom having repeat feature round bay with decorative top light and outlook onto the cul-de-sac. The second bedroom is also fitted with a large panelled window overlooking the rear garden. The shower room is fitted with an attractive contemporary classic styled suite comprising corner shower cubicle with spa shower, vanity wash hand basin and W.C. It is finished with a modern upright chrome towel radiator and a frosted glazed window to side.





The property is pleasantly situated at the end of a small cul-de-sac with attractive block paved driveway providing parking to front and side for three vehicles and leads to a newly constructed sectional garage fitted with main up and over door and having personal side entrance door and windows. There is also an external power point fitted to the property.

A key selling feature will be the large rear garden plot which has a raised timber sun deck patio accessed from the dining kitchen with further paved area and steps down to a substantial lawned garden.



IMPORTANT INFORMATION

Services - Mains Connected

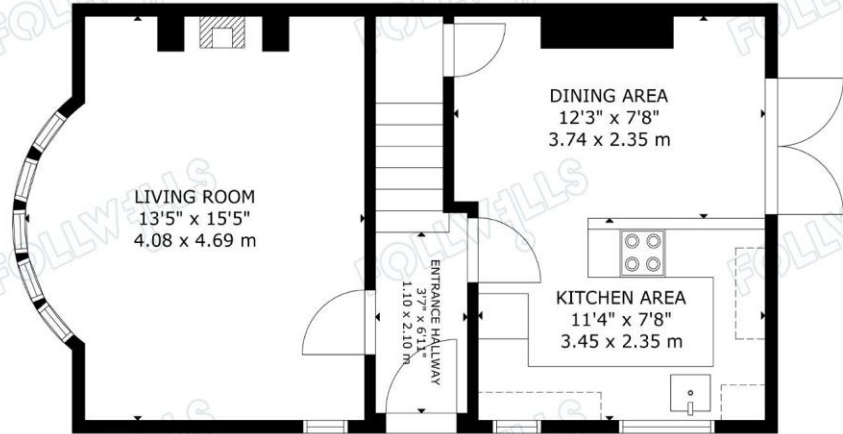
Central Heating - Gas

Glazing - Majority uPVC

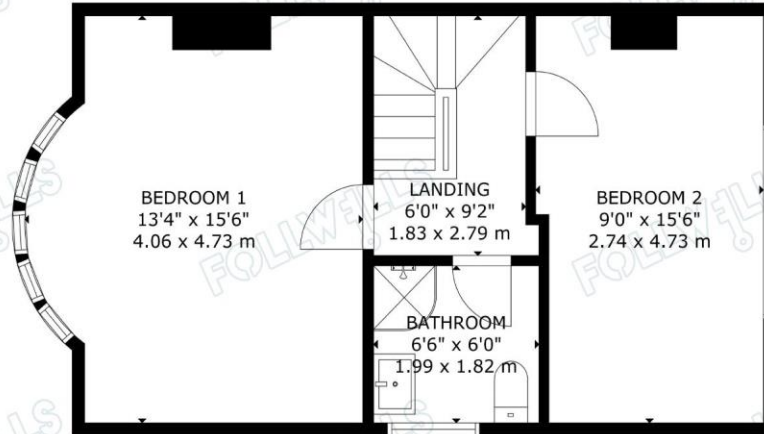
Council Tax - B

EPC - C

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



FIRST FLOOR

