

6 Orwell Drive, Stoke-On-Trent, Staffordshire, ST3 5RZ

FOLLWELLS



- Three Bedroom Detached House
- Large Plot with Driveway and Detached Garage
- Gardens to Three Sides of the House
- Potential for Extension (SUBJECT TO PP)
- Close to Park Hall Lake and Country Park

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Asking Price

£220,000

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A three-bedroom detached family house built in 1973 and occupying a particularly good-sized plot on a quiet no through road.

The property has been well maintained by the current owner who has been in residence since it was built, it is now ready for some selective modernisation. The particularly wide plot has gardens to three sides of the house along with a driveway to the rear providing off road parking and leading to a detached sectional garage. Agents note: We believe the roof of the garage to be of asbestos panels.

This good-sized plot in particular and the space it provides to the side of house provides a fantastic opportunity to extend the property creating additional living accommodation and bedrooms subject to the necessary planning consent.

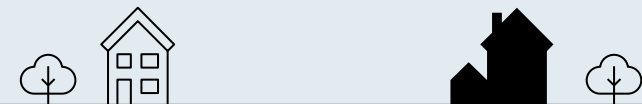
The house is entered via a composite door leading into an entrance hall with useful built in cloaks/storage cupboard. The principle living room is of a good-sized having bow window to front elevation, coal effect gas stove with stone hearth and stairs leading to the first floor. The dining kitchen stretches across the rear of the house providing ample space for table and chairs and fitted with an extensive range of walnut base units with worktop incorporating one and a half bowl drainer sink. Integrated appliances include a Neff Electric oven, four ring Siemens hob with extractor hood above along with plumbing for washing machine and dishwasher and space for an upright fridge freezer. Glazed double doors open out to the pretty rear garden.

To the first floor, the landing has window to the side elevation and loft access. There are two double bedrooms one to the front elevation and one to the rear along with a third single room to the front of the house with airing cupboard. The bedrooms are all served by the family shower room with modern fitted suite comprising of shower enclosure, vanity wash basin and W.C, tiled floor and half tiled walls and opaque glass window to the rear.

Orwell Drive is located next to Park Hall Lake and just across the road from the picturesque Park Hall country park. There are a number of local amenities in nearby Weston Coyney with Longton and the rest of the Potteries towns all within close driving distance. For those who enjoy the great outdoors a twenty-minute drive to the northeast will find you deep into the beautiful Peak District.







Agents Note: Although there is currently no central heating boiler, we are advised by the vendor that there is a mains gas connection to the property.



## IMPORTANT INFORMATION

**EPC Rating 'F'**

**Council Tax Band 'C'**

**Freehold**

**Services - All Mains Connected, there is an in ceiling electric heating system. Hot water cylinder with electric immersion heater.**

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

