



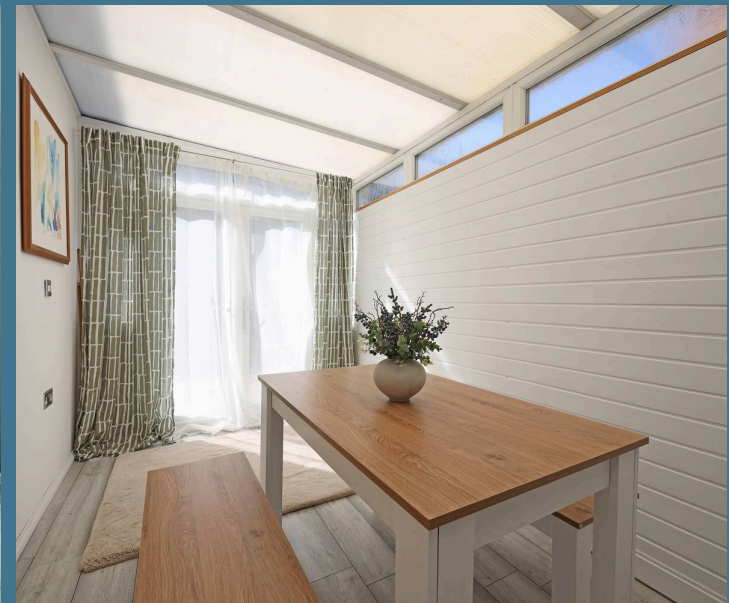
FOLLOW  **LLS**

61 Richmond Street, Stoke-On-Trent - ST4 7DZ
£175,000

- Unique Dormer Style Bungalow
- Three Double Bedrooms
- Large Enclosed Rear Yard
- Elevated Position above Street Level
- Convenient Location Within Walking Distance of Local Amenities
- Potential For Further Conversion of Loft, Subject to Building Regulations
- No Further Upward Chain

An intriguing and genuinely unique property being a dormer bungalow thought to have been built in the 1950s between two rows of Victorian terraced houses. The property holds an elevated position well above street level creating a degree of privacy and is set well back from the street.

The front of the property is approached through a pedestrian gate onto a return ramp leading to the front door. The entrance porch has glazed UPVC double doors and an internal door leading to a central hallway which in turn has doors leading to all ground floor rooms and stairs to the first floor. The kitchen sits at the rear of the house and is fitted with wall and base units in gloss cream with wood effect worktops incorporating one and a half bowl stainless steel sink. Integrated appliances include a mid-height electric oven and grill, space for an American style fridge freezer, plumbing for washing machine and dishwasher. In addition, there is an extremely useful large walk in storage cupboard from the kitchen. A door leads out to the side into a garden room which the current owner uses as a dining area with double doors leading out to the rear garden.





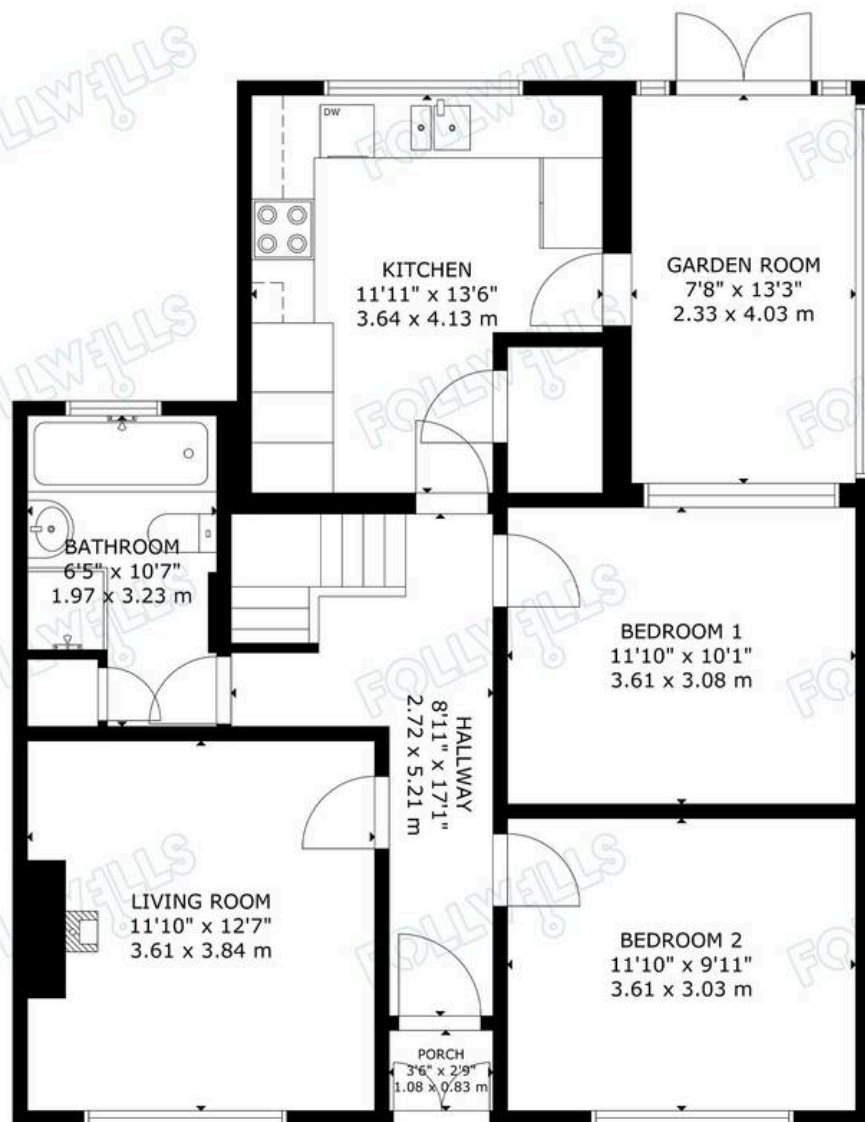
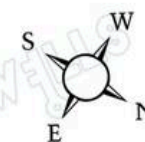
A good-sized living room is situated at the front of the house and there are also two double bedrooms on the ground floor, one to the front elevation and one to the rear. All of the bedrooms are served by a family bathroom which is also located on the ground floor fitted with white suite comprising of bath with shower head attachment, separate shower enclosure which has recently been replaced having mixer shower as well as pedestal wash hand basin and W.C. The airing cupboard houses a Worcester gas fired combi boiler and the bathroom has fully tiled walls and floor.

A return staircase leads to the first floor where there is a spacious landing providing an excellent study area with window to the rear elevation and access doors to two very large roof voids. (Agents note: There is excellent scope to create further accommodation or shower room within these roof voids, subject to necessary building regulations). Off the landing there is a good-sized double bedroom with window to the front elevation. Outside there is a spacious rear yard which has been paved for low maintenance and enjoys a sunny south westerly aspect. A garden gate leads onto the service lane to the rear. The property is located close to Richmond Street Park and just a five-minute walk from Stoke Town Centre providing local amenities including supermarkets, Pubs and Takeaways. With Stoke train station being a half a mile walk from the house.

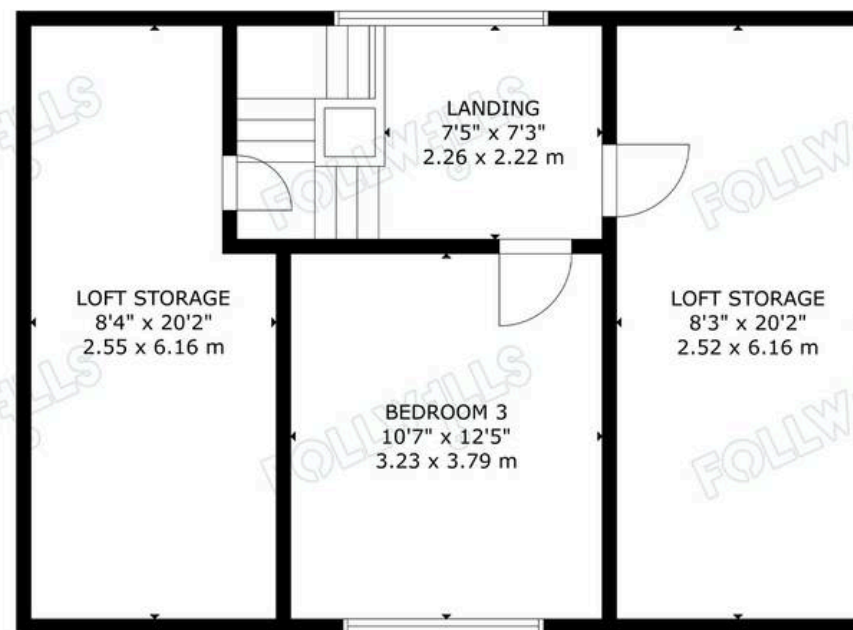
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR