



**FOLLOW**  **WELLS**

23 Niall Road, Stoke-On-Trent - ST4 4QT  
£160,000



- Conveniently Located Semi Detached Property
- Attractive Living Room and Well Fitted Dining Kitchen
- Two Double Bedrooms and Luxury Bathroom
- Off-Road Parking and Large Rear Garden

A well presented semi detached house situated within a sought after and convenient location with easy access to local main road networks including Junction 15 M6.

Ideally suited for a first time buyer/young family, the property provides a welcoming living room with a feature fireplace housing an electric coal effect stove. The living room opens to a well fitted dining kitchen with granite worktops and an inset sink. There is a good range of base wall units that include an integrated dishwasher, fridge, and separate freezer. There is also a feature electric freestanding cooking range with gas hob. A window overlooks the rear garden and sliding patio doors give separate access. Additionally, there is an under stairs pantry with plumbing for washing facilities.

From the entrance hall, a staircase leads to a box landing with loft access. There are two large double bedrooms to include the main bedroom having dual window outlook to the front and an additional wardrobe recess. The bathroom is fitted with a luxury three-piece suite comprising spa bath with rain shower/attachment and splash screen, feature vanity basin with medicine unit above and WC.







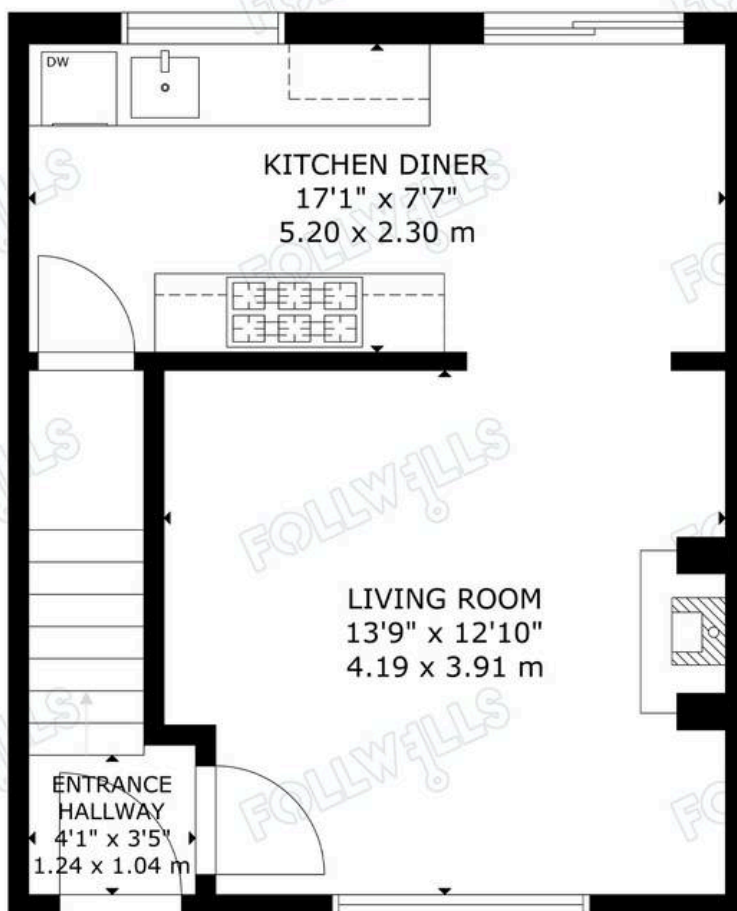
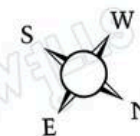
There is an attractive block paved frontage providing off-road parking with wide paved access to the side leading to a good length family garden of approximately 70ft (21m). This has a large paved patio and a raised plant border dividing the lawn area with further beds, ornamental pond and a garden shed. Council Tax band: A

Tenure: Freehold

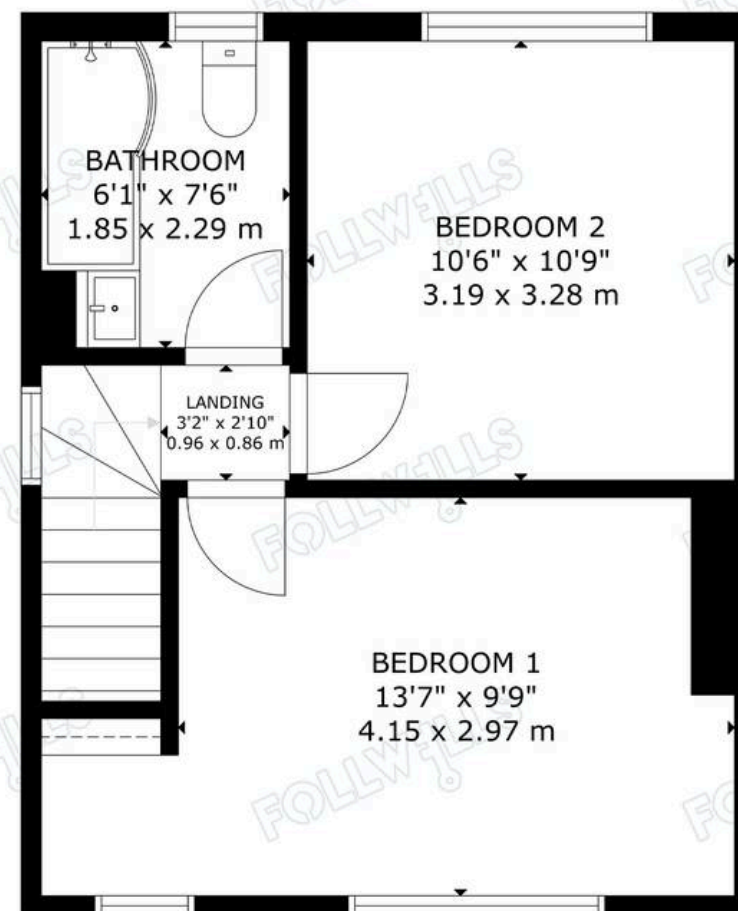
EPC Energy Efficiency Rating: D







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 66 m<sup>2</sup>/710 sq.ft

GROUND FLOOR: 33 m<sup>2</sup>/355 sq.ft, FIRST FLOOR: 33 m<sup>2</sup>/355 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY