



FOLLOW  **LLS**

31 Philip Clarke Drive, Cliffe Vale - ST4 6FJ
£210,000

- Modern Three Storey Town House
- Three Double Bedrooms
- En-Suite to Master Bedroom
- Enclosed Rear Garden
- Convenient Residential Location
- Off Road Parking
- No Upward Chain

A bright and beautifully presented, three storey town house on a popular residential development in a most convenient location. Philip Clarke Drive is located in Cliffe Vale between Newcastle under Lyme and Hanley and affords easy access to local amenities including Basford Park and Hartshill Park. The property also benefits from excellent transport links with the A500 accessible nearby and Stoke Train Station just a 5 minute drive away.

The current owner has owned the property since it was built and has maintained the house and garden beautifully. There are pretty gardens to the front and rear, the rear garden also enjoying paved and gravel seating areas with an access path down the side of the house. The property also provides off road parking for two vehicles on a tandem driveway.





The house is entered via a part glazed door into a porch with barrier mat. From here a door leads into a bright and spacious sitting room with a vibrant colour scheme and window to the front elevation. There is connection for a wall mounted TV with concealed wiring. An inner hall has stairs leading to the first floor and a door into the downstairs WC. The dining kitchen has glazed double doors opening out into the rear garden and is fitted with contemporary units with wood effect worktops. The kitchen also includes an integrated electric oven and four ring gas hob with extractor hood above. There is plumbing and space for washing machine, dishwasher and upright fridge/freezer.

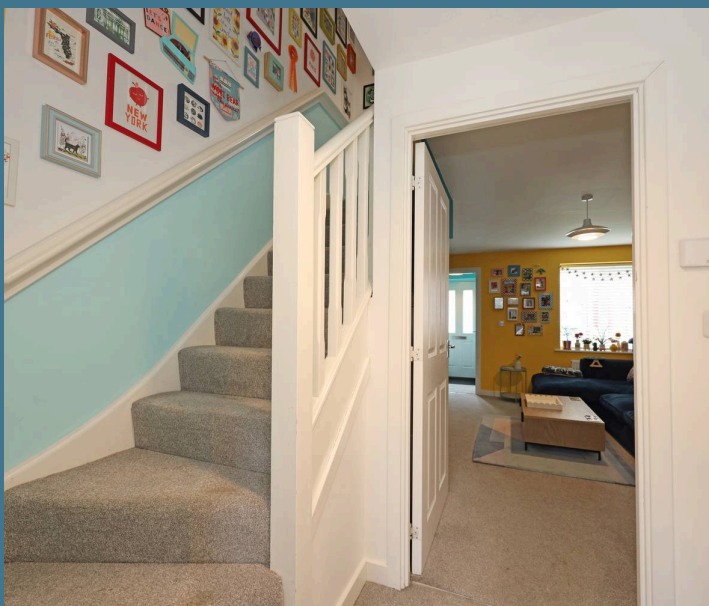
To the first floor are two double bedrooms, one to the front and one to the rear. The bedrooms share the family bathroom which is fitted with a white suite and has an opaque glass window to the side. On the top floor is the principle bedroom suite comprising a spacious double bedroom with en-suite shower room.

This beautifully maintained house is well worth an internal inspection and is offered with no onward chain.

Council Tax band: C

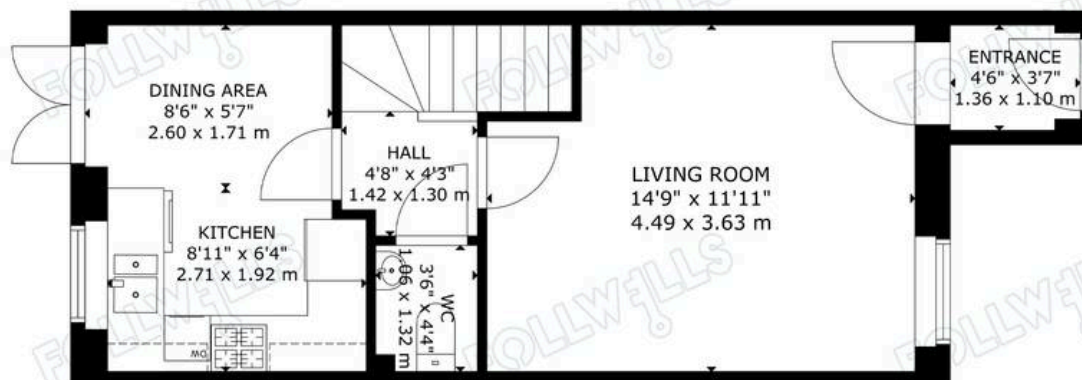
Tenure: Freehold

EPC Energy Efficiency Rating: B

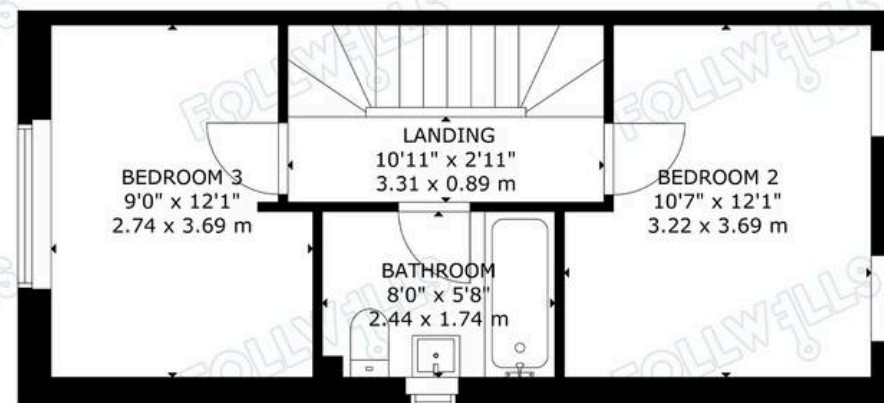




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR