



**FOLLWELLS**

51 Grice Road, Stoke-On-Trent - ST4 7PJ  
£170,000

- Spacious Mid Terraced Property
- Single Storey Extension to Rear
- Off Road Parking
- Convenient Residential Location
- Low Maintenance Rear Garden
- No Upward Chain
- New Boiler with 10 Year Warranty

A surprisingly spacious, mid terraced town house situated in the popular and convenient residential district of Hartshill. The house benefits from a single storey extension to the rear creating a fabulous, open plan dining kitchen. This extremely practical house also benefits from off road parking, two double bedrooms, a low maintenance rear garden and a newly fitted boiler with a 10 year warranty.

Hartshill is located between the towns of Newcastle under Lyme and Stoke and within easy reach of the Royal Stoke University Hospital. Immediately local amenities include a Co-op food store along with various other shops and a number of pubs and bars. Further amenities are available in Newcastle and the Potteries towns providing specialist and High Street stores, shopping centres and supermarkets. Junctions 15 & 16 of the M6 are each within a 15 minute drive and Stoke train station is just a couple of miles away.

The front door leads into an entrance lobby with stairs to the first floor and door into the sitting room with square bay to the front elevation. Beyond here, looking out to the rear, is the large dining kitchen providing ample space for table and chairs and an extensive range of base units with drainer sink and freestanding Baumatic Range cooker with double electric ovens and five ring gas hob with extractor hood above. There is space for a fridge/freezer and a useful under stairs storage cupboard.





The ground floor accommodation is completed with a good sized utility room having external stable door leading to the side of the house and plumbing for washing machine with space for further appliances.

To the first floor are two double bedrooms each with TV connection point. The larger room looks out to the front of the house and benefits from a built in wardrobe while bedroom two looks out to the rear and has a loft access point with drop down ladder. The bedrooms share a bathroom fitted with a white suite comprising panel bath with rainfall shower overheads, wash basin and WC.

Externally there is an off road parking space to the front with a secure, private alley providing access to the rear. The back garden has a paved area adjacent to the house with steps down to an artificial lawn with further paved seating area, shrub borders and a useful garden shed.

The property is offered with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



