



FOLLWELLS

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34 Stanley Road, Hartshill - ST4 7PN
£135,000

- Charming Town House
- Excellent Condition Throughout
- Ideal for First Time Buyers or a Strong Investment Opportunity
- Close Proximity to Royal Stoke University Hospital
- Bright Lounge with Bay Window

This charming town house enjoys a highly sought-after position within one of Newcastle-under-Lyme's most popular neighbourhoods, prized for its close proximity to the Royal Stoke University Hospital and wider healthcare hub. Impeccably maintained and presented in excellent condition throughout, the property offers bright, welcoming accommodation ideal for first-time buyers or those seeking a reliable investment opportunity in a consistently strong rental area.

Approached through a wrought-iron gate and a neat paved courtyard, the entrance hall provides access to the principal ground-floor rooms and staircase to the first floor. The spacious lounge features an attractive bay window that allows for natural light, creating a warm and comfortable living space. A door leads through to the kitchen diner, which spans the full width of the rear elevation and offers excellent everyday practicality, including a useful storage cupboard. A back door opens to a beautifully kept paved garden, thoughtfully arranged with low-maintenance potted plants and offering a peaceful outdoor retreat. A rear gate provides access to the alleyway behind the property.





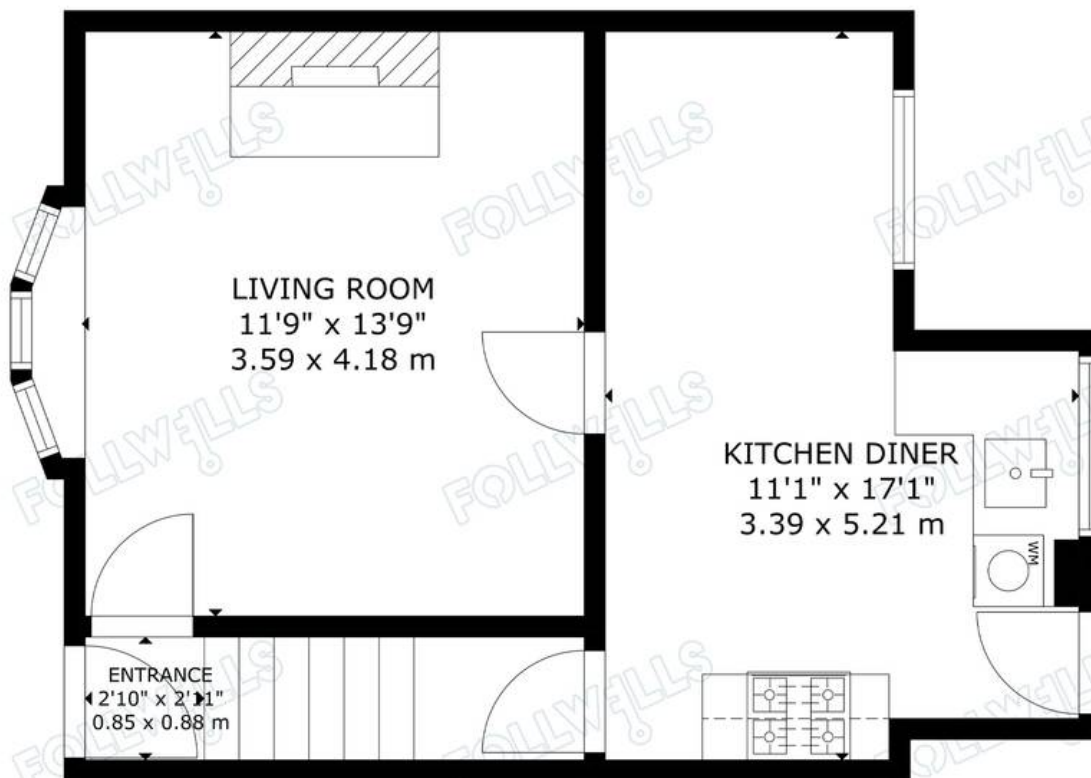
On the first floor, the bathroom is fitted with a shower cubicle, WC and wash basin. The main bedroom includes fitted wardrobes and a boiler cupboard, while bedroom two is also a generous size, making it ideal as a guest room or home office.

With its immaculate presentation, low-maintenance outdoor spaces and superbly convenient location, this property represents an excellent opportunity for buyers seeking a move-in-ready home in a thriving and well-connected area.

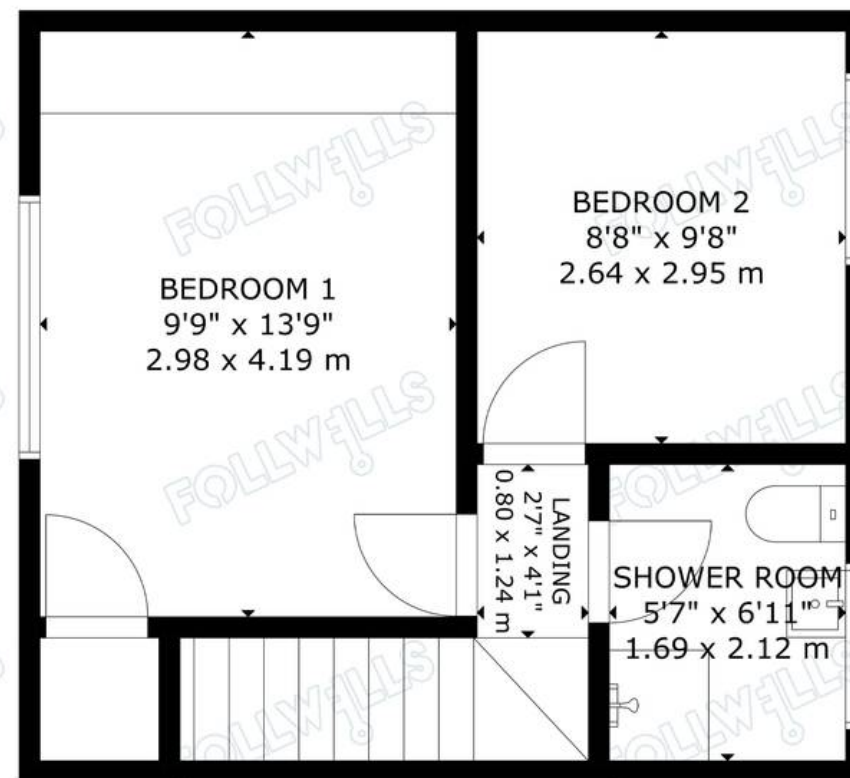
Council Tax band: B

Tenure: Freehold





GROUND FLOOR



FIRST FLOOR