



FOLLWELLS

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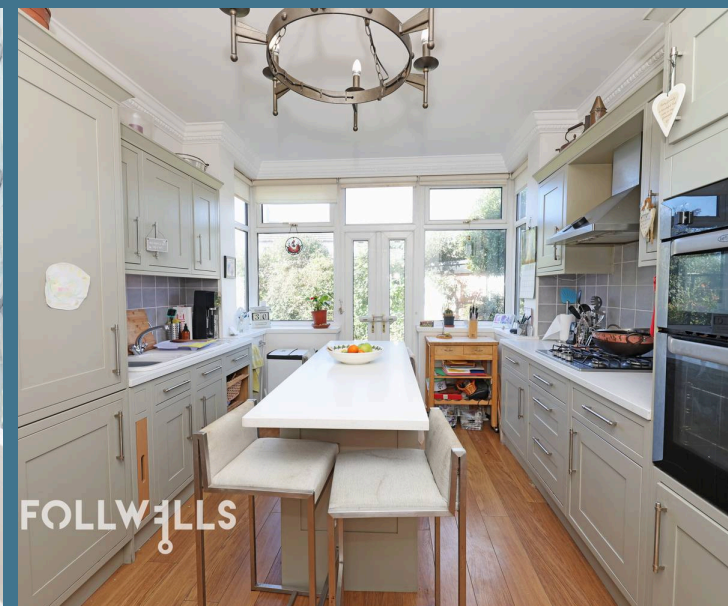
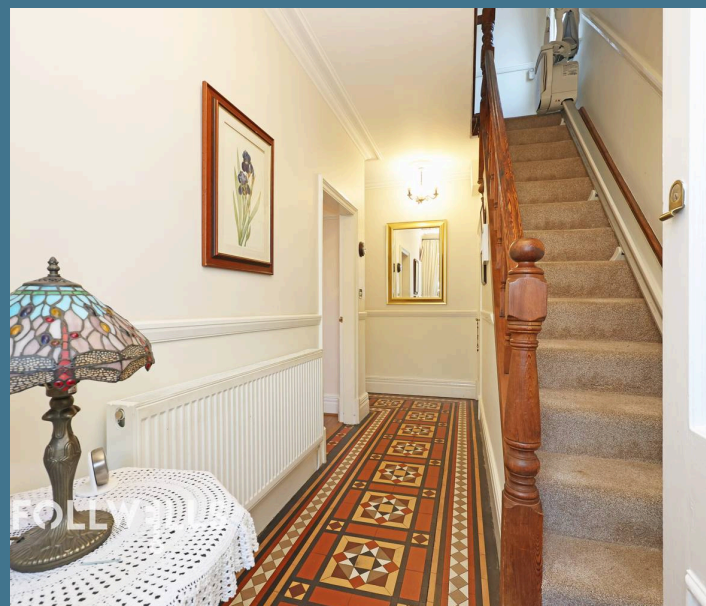
10 Acreswood Road, Burslem - ST6 7DZ

Offers Over £300,000

- Handsome Semi-Detached Family Home
- Retaining a Wealth of Original Character Features
- Deceptively Spacious Accommodation
- Extension to Rear Providing Annexe Accommodation
- En-Suite to Master Bedroom
- Off Road Parking & Garage

This exceptional period property on Acreswood Road presents a rare opportunity to acquire a handsome home retaining a wealth of character features throughout. Upon entering the front reception hall, you are greeted by an original Minton tiled floor that sets the tone for the quality and authenticity of the home. The front reception room features a wide, square bay window and a striking feature fireplace, creating a warm and inviting living space. Further down the hall, a separate dining room provides an ideal setting for formal gatherings, complete with a feature fireplace and double doors opening onto the courtyard garden.

The high-quality kitchen is fitted with stylish 'in frame' units and features a central island unit complete with a breakfast bar. It comes fully equipped with integrated appliances and includes doors leading out to the side garden, making it a wonderful hub for everyday family life. Adding significant flexibility, a rear extension added in 2012 provides a useful annexe with an adjoining wet room and a conservatory, offering ideal accommodation for a dependent relative or further independent living space for the main household. A practical utility room and scullery further support the day-to-day management of the home.





To the first floor, the spacious landing leads to three large bedrooms. The master bedroom benefits from a private en-suite facility, while the remaining bedrooms are served by a very spacious family bathroom. Additionally, a pull-down ladder from the landing provides access to a large boarded loft space equipped with lighting, offering excellent storage solutions.

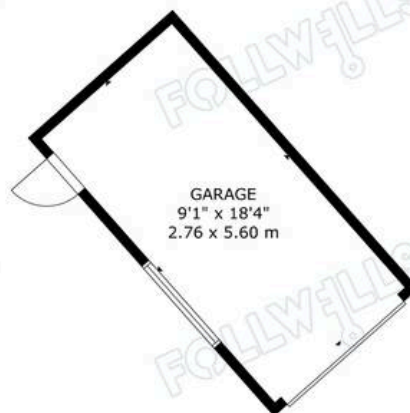
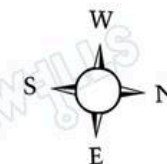
Externally, the property is approached via a block-paved driveway with gated access, featuring a convenient electric vehicle charging point and a detached single garage. The private gardens are situated mainly to the side of the house and are well stocked with established shrub borders, paved seating areas, a greenhouse, and an ornamental pond.

Situated in a desirable area of Burslem, Stoke-on-Trent, the property enjoys excellent local amenities including Burslem Golf Club, Acreswood Park, and The Haywood Hospital. Families and commuters will also appreciate the convenient access to local schools, healthcare facilities, and well-connected road networks such as the A500 providing links across the wider region.

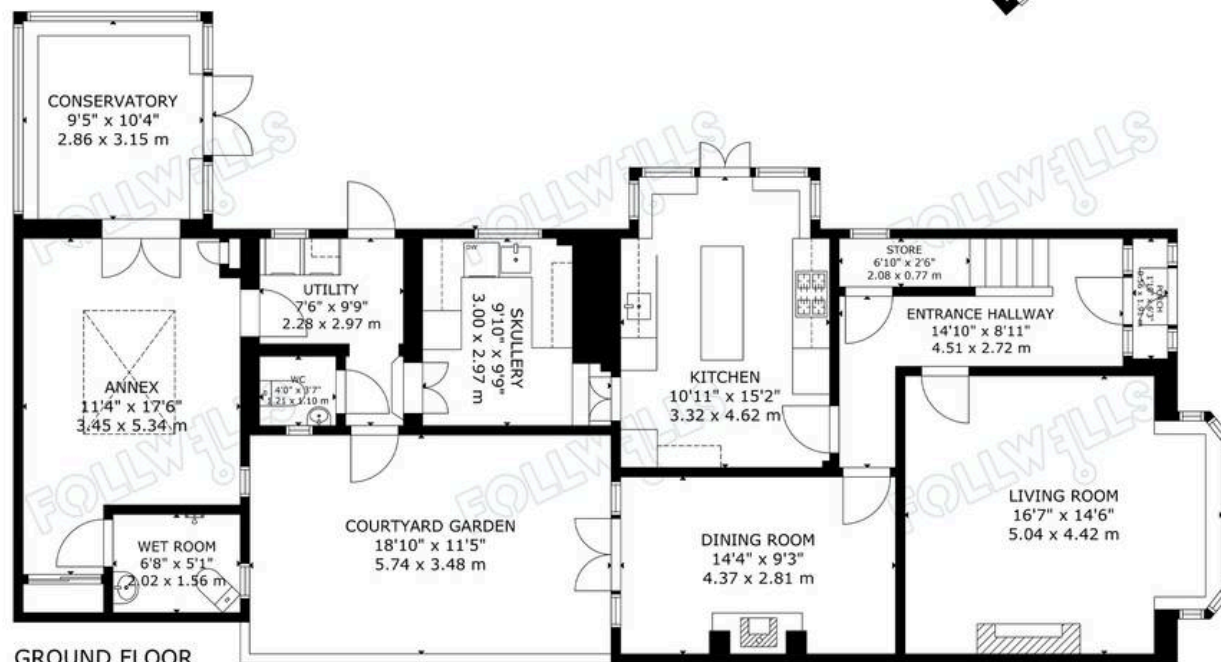
Council Tax band: C

Tenure: Freehold





GARAGE
9'1" x 18'4"
2.76 x 5.60 m



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 177 m²/1,905 sq ft
GROUND FLOOR: 111 m²/1,191 sq ft, FIRST FLOOR: 66 m²/714 sq ft
EXCLUDED AREAS: GARAGE: 15 m²/166 sq ft, COURTYARD GARDEN: 20 m²/215 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

