



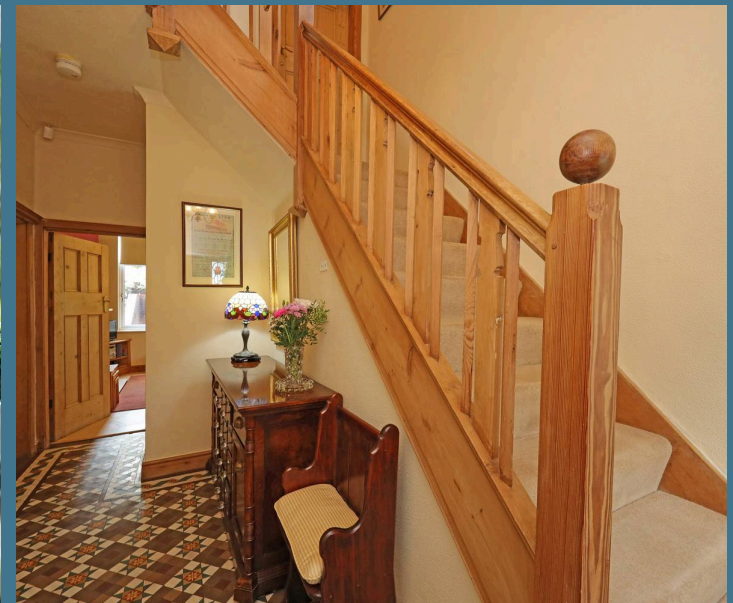
FOLLOWWELLS

189 Hartshill Road, Stoke-On-Trent - ST4 7NE
£330,000

A well presented and spacious semi-detached 1920s character residence, within walking distance and close proximity to the amenities of Hartshill and Stoke, including the Royal Stoke University Hospital. The property commands a fine elevated position, standing on a double width plot with a road frontage of approximately 70ft (21m) having sweeping driveway approach and established gardens.

Internally the property offers an impressive living space with an attractive Minton tiled hallway and three separate large reception rooms including an open plan kitchen area off the third reception. The Property also provides four bedroom accommodation which includes a second storey attic conversion to create a fourth bedroom which is building regs certified.

uPVC front entrance porch with quarry tiled floor and original decorative leaded pattern feature window. An inner door opens to the reception hallway with original feature Minton tiled floor and turn staircase leading to the first floor. Pine strip doors open to the reception rooms, comprising a bay fronted sitting/dining room with feature open tiled fireplace and Adam style surround. A separate spacious living room with decorative timber ceiling beams and a further fireplace houses a coal effect gas fire with pewter inset and polished wood surround. Double doors provide access to a garden patio. A third large rear reception room with laminate hard flooring and pantry off, gives open access to the kitchen area. A third large rear reception room with laminate hard flooring and pantry off, gives open access to the kitchen area. This room has a dual outlook, providing pleasant views over the garden. A further fireplace is fitted with a pebble effect gas fire with a modern surround.





There is tiled flooring to the kitchen which is fitted with base/wall units, worktop and sink and space/plumbing for freestanding appliances. With further side aspect window and access to a utility which has an external access door, further worktops, wall cupboards and space/plumbing for washing facilities.

The first floor landing has matching style pine strip doors opening to rooms, with a walk in linen/boiler cupboard on the half landing. The main bedroom is fitted with a range of furnishings with a large rear view window enjoying views over the garden and also benefits from an ensuite shower room. The second bedroom also has a large window overlooking the front with feature high ceilings and a third bedroom/study has a side view over the garden plot with an additional built in wardrobe. A family bathroom is fitted with a four piece suite.

From the landing a second staircase leads to an additional fourth bedroom attic room via a small landing area, fitted with a skylight and conventional window to the side elevation. The elevated established gardens have a retaining wall to the front boundary with pillared driveway entrance and a block paved sweeping drive leading up to the property, with raised shrub borders/beds and rockery garden areas. There is security gated access to the side/rear leading to a well stocked large garden plot with pathways and further raised rocky areas with steps leading to a lawn garden and a raised pathway with retaining rear wall.

Council Tax band: C Tenure: Freehold EPC Rating: D



