FOLLWELLS

20 Honeywall, Stoke-On-Trent - ST4 7HZ

£145,000

- Extended Two Bedroom Semi Detached House
- Requiring Some General Refurbishment
- Two Storey Rear Extension
- Convenient City Location
- Elevated Plot With Off-Road Parking
- No Further Upward Sales Chain

An extended two bedroom semi detached house, having an established position situated on the Penkhull/Stoke border, convenient for all town/city amenities including easy access to the A500/A50.

The property is in need of some general refreshment and holds an elevated plot position with partial cityscape views. There is off-road parking for two vehicles and a low maintenance garden area to the rear, which pleasantly backs onto allotments. It also benefits from a two story rear extension creating a larger kitchen and first floor bathroom with potential scope to reconfigure and create possibility of a third bedroom.

Accommodation details: –
There is tarmac parking area to the front for two vehicles with communal shared steps (with neighbouring property No 18) leading to a small elevated garden area and pathway to the side. An enclosed UPVC entrance porch opens to the reception hallway with main composite entrance door and staircase to the first floor.

A door leads to a round bay fronted living room with gas fire having Adam style surround and marble hearth. A door from the living room opens to a rear dining room with window and gas fire having marble surround.

Off the dining room there is a utility area with an under stair store housing the central heating boiler. The utility area is open to the extended kitchen fitted with base cupboards and plumbing for washing facilities. The kitchen area has matching bay/wall units incorporating an integrated fridge, electric oven and gas hob. There are windows to side and rear aspect with side entrance door and further entrance door giving access to the rear garden.

The first floor comprises a spacious landing area with airing cupboard and store. There is a spacious main bedroom with fitted corner wardrobe and a repeat round bay window, enjoying partial far reaching views over the surrounding city. A second bedroom has an additional built in wardrobe and rear facing window. The landing area continues to a large bathroom currently fitted with a four piece suite to include bath and separate oversize quadrant shower enclosure.

To the rear of the property is a low maintenance paved garden area predominantly laid with block paving having a retaining wall with pergola.

Agent note:- There is a recent Level 2 Survey on the property carried out by the vendor for information purposes and is available for inspection upon request.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

GROSS INTERNAL AREA
TOTAL: 85 m²/906 sq ft
GROUND FLOOR: 43 m²/459 sq ft, FIRST FLOOR: 42 m²/447 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK