



**FOLLWELLS**

92 Great Row View, Wolstanton - ST5 0GH  
£215,000

- Modern Three Bedroom Semi Detached House
- Beautifully Presented Throughout
- Spacious Dining Kitchen
- Ensuite To Master Bedroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces

A beautifully presented, modern three bedroom semi detached house located on this successful and popular development on the outskirts of Wolstanton. This extremely practical house benefits from off-road parking for two cars, a spacious dining kitchen and ensuite facilities to the master bedroom.

Great Row View is most conveniently located within easy reach of the A500 and within walking distance of Wolstanton Retail ark. Festival Retail Park is less than 1 mile away providing extensive retail outlets along with the Odeon cinema, Waterworld and Stoke Ski Centre. Stoke train station is approximately five minutes drive away.

The house is approached over a neat pathway to the front door with a low maintenance front gravel bed. With no vehicle access across the front, this property enjoys a particularly quiet position. Inside, the sitting room looks out to the front elevation and has a washed wood effect vinyl flooring with connection for wall mounted TV and useful under stairs storage cupboard. The dining kitchen is fitted with a high-level dining table/breakfast bar along with wall and base units in gloss black with integrated Neff electric oven five ring gas hob and extractor hood above. There is also space for fridge and freezer and plumbing for dishwasher.





A utility area provides plumbing for a washing machine and access to the ground floor WC. Glazed double doors lead from the dining kitchen out to the rear garden.

To the first floor, the landing provides two large built-in storage cupboards as well as loft access with a drop down ladder. The master bedroom looks out to the front elevation and has a built-in double wardrobe along with a re-fitted ensuite shower room providing 1200 mm shower enclosure, wash basin and WC. Bedrooms two and three both look out to the rear elevation and share the family shower room with suite comprising shower enclosure, wash basin and WC.

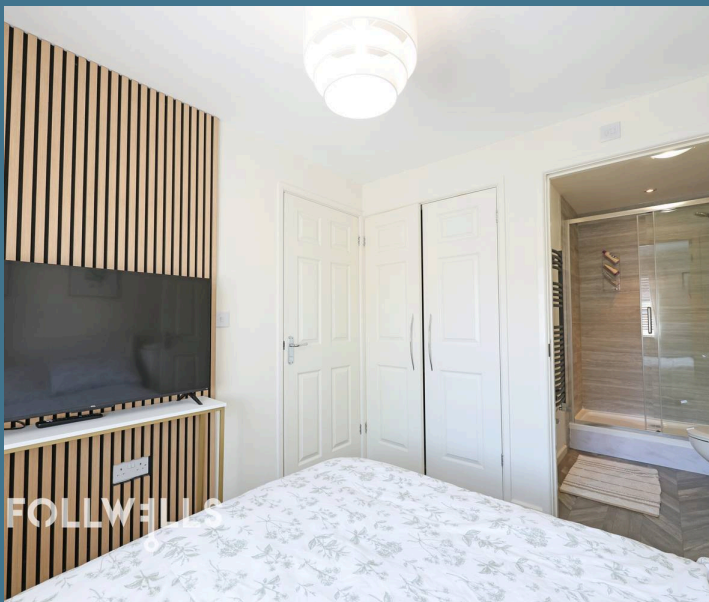
Vehicle access is to the rear of the property where there are two allocated parking spaces. The rear garden has been landscaped and designed for low maintenance with an area of artificial law with raised deck providing an ideal outside entertaining space. There is a gate and access down the side of the property as well as a wooden gate to the rear.

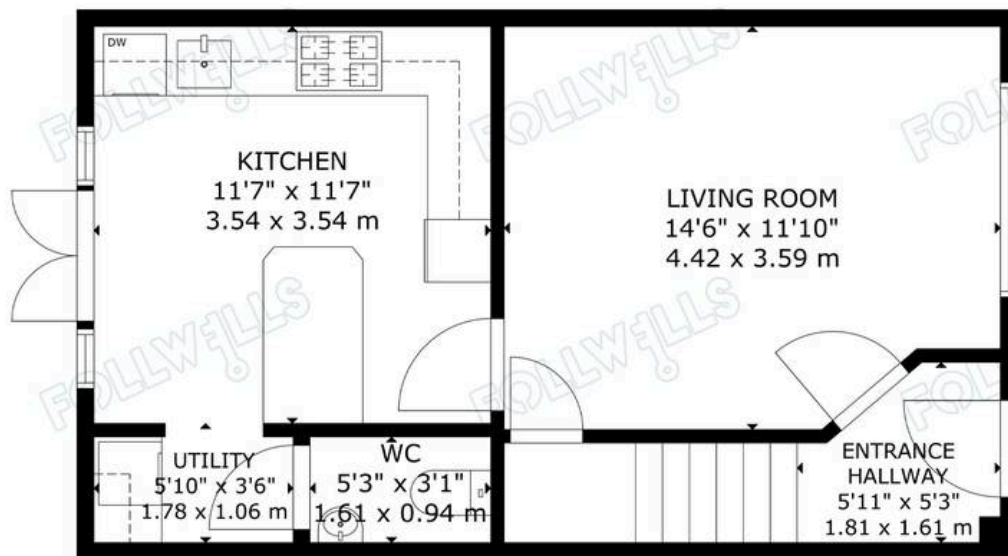
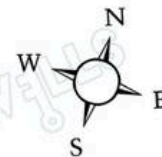
A detailed internal inspection is strongly recommended.

Council Tax band: C

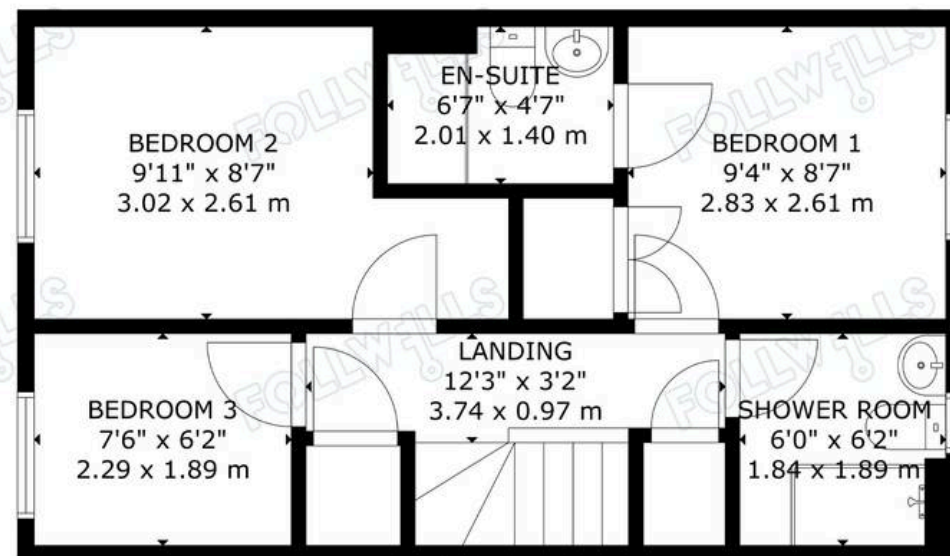
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR