



FOLLOWWELLS

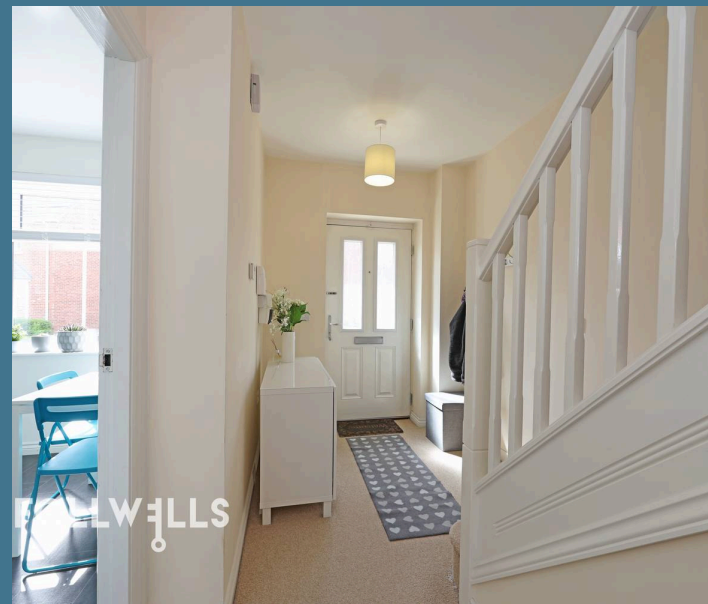
**FOLLOWWELLS**

70 Sutton Avenue, Silverdale - ST5 6TB  
£210,000

- Three Bedroom End of Terrace House
- En-Suite to Master Bedroom
- Allocated Off Road Parking for Two Cars
- Spacious Rooms & Ample Storage
- Solar Water Heating
- Popular Residential Development

A well presented and deceptively spacious, three bedroom end of terrace house situated within the very successful and popular Heritage Park Development within Silverdale. In close proximity is the open green space of Silverdale Country Park with local shops and amenities nearby, also easily accessed are Keele University and the Royal Stoke Hospital. The house has been well maintained by the current owner and provides practically laid out accommodation including a ground floor WC, en-suite to master bedroom and ample built in storage. The modern construction along with the benefit of solar panels providing hot water, make this an extremely efficient house.

A paved ramp leads to the front door giving access straight into the spacious reception hall with stairs leading to the first floor, a large utility cupboard under the stairs and a ground floor WC. At the back of the house is a large living room with glazed double doors opening out to the rear garden. The kitchen looks out to the front of the property and has space for a small table and chairs along with fitted wall and base units and integrated appliances including fridge/freezer, dishwasher, washing machine, electric oven and four ring hob with extractor hood above.





On the first floor the landing has loft access and an airing cupboard housing a large hot water cylinder which is fed from the solar panels fitted on the roof. A further large, built in cupboard provides excellent storage. The master bedroom looks out to the front and benefits from fitted bedroom furniture and an en-suite shower room while bedrooms two and three look out to the rear. Bedroom two is an ideal double guest room whilst bedroom three is a good sized single room. Completing the accommodation is a family bathroom with shower over bath, wash basin and WC.

Outside the property has two parking spaces, one located to the front and one to the rear. The fully enclosed rear garden has been hard landscaped for low maintenance and comprises a two-level paved seating area surrounded by timber panel fencing.

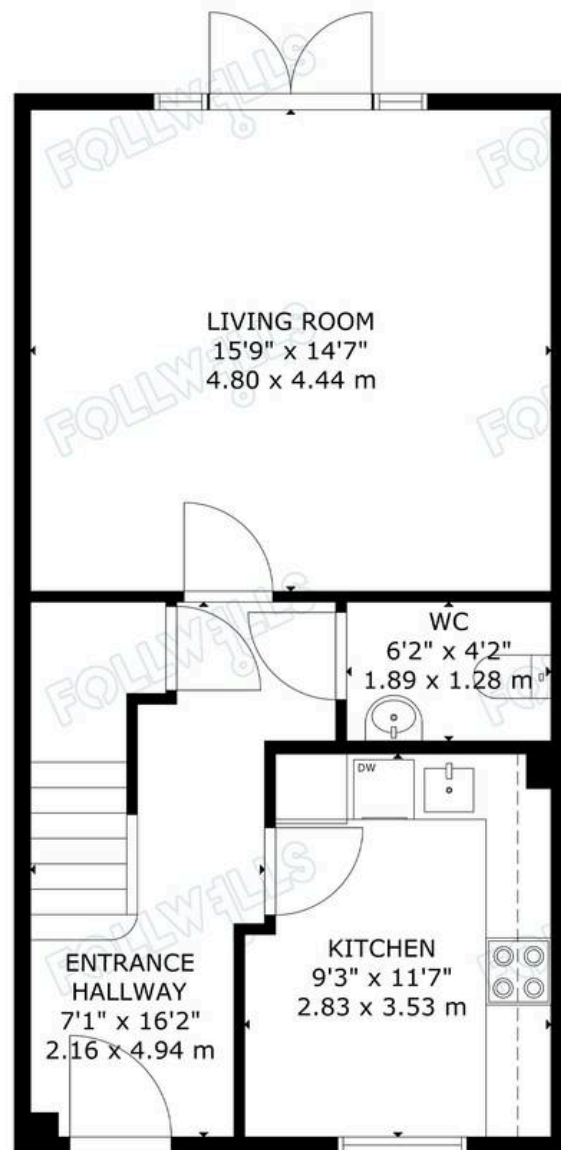
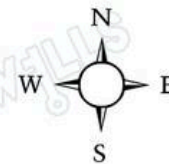
The communal areas of Heritage Park are managed by a company called MeadFleet and we are advised that the most recent payment for this property was £72.36 payable every six months.

Council Tax band: C

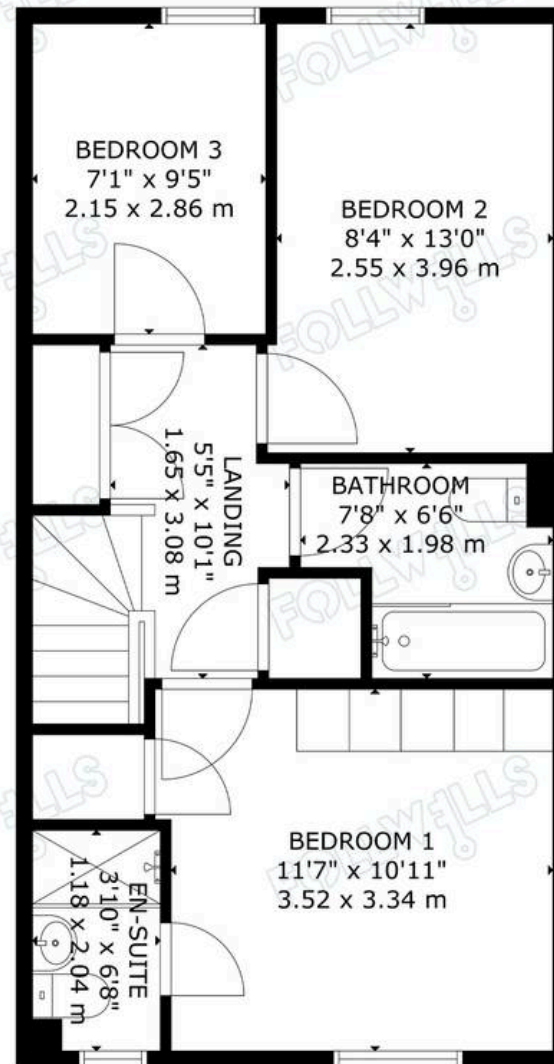
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 92 m<sup>2</sup>/980 sq.ft  
GROUND FLOOR: 46 m<sup>2</sup>/490 sq.ft, FIRST FLOOR: 46 m<sup>2</sup>/490 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

