



FOLLWELLS

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8 Biscay Grove, Stoke-On-Trent - ST4 8UH
£220,000

- Two Bedroom Semi Detached House
- With Two Car Tandem Garage Extension
- Re-Fitted Showroom
- Extremely Popular Development
- Cul-De-Sac Location
- Pleasant Canal Side Position To Rear

A two bedroom semi detached house pleasantly situated within a quiet small cul-de-sac at the end of an extremely popular development. Additionally, having the added attraction of an adjoining canal side position to the rear boundary with direct access onto the towpath.

The property also benefits from a large rear conservatory off the breakfast kitchen overlooking the garden and a very useful adjoining two car tandem garage extension.

Accommodation : –

Entrance vestibule open to lounge with staircase, window overlooking front and pebble gas fire with ornate surround. Breakfast kitchen fitted with base/ wall units, fitted electric oven, gas hob and extractor. Space/provision for washing facilities and further appliances. Window and patio door opening to UPVC conservatory with brick base, polycarbonate roof and double patio door doors opening onto the garden.





First floor landing area with window to side and access to loft. Bedroom one fitted with bedroom furniture and separate built-in wardrobe. Window overlooking front and over stair store cupboard housing central heating boiler. Second double bedroom overlooking the rear garden and view beyond. Re-fitted shower room with large walk-in shower cubicle having mains shower, wall hung vanity wash basin and WC.

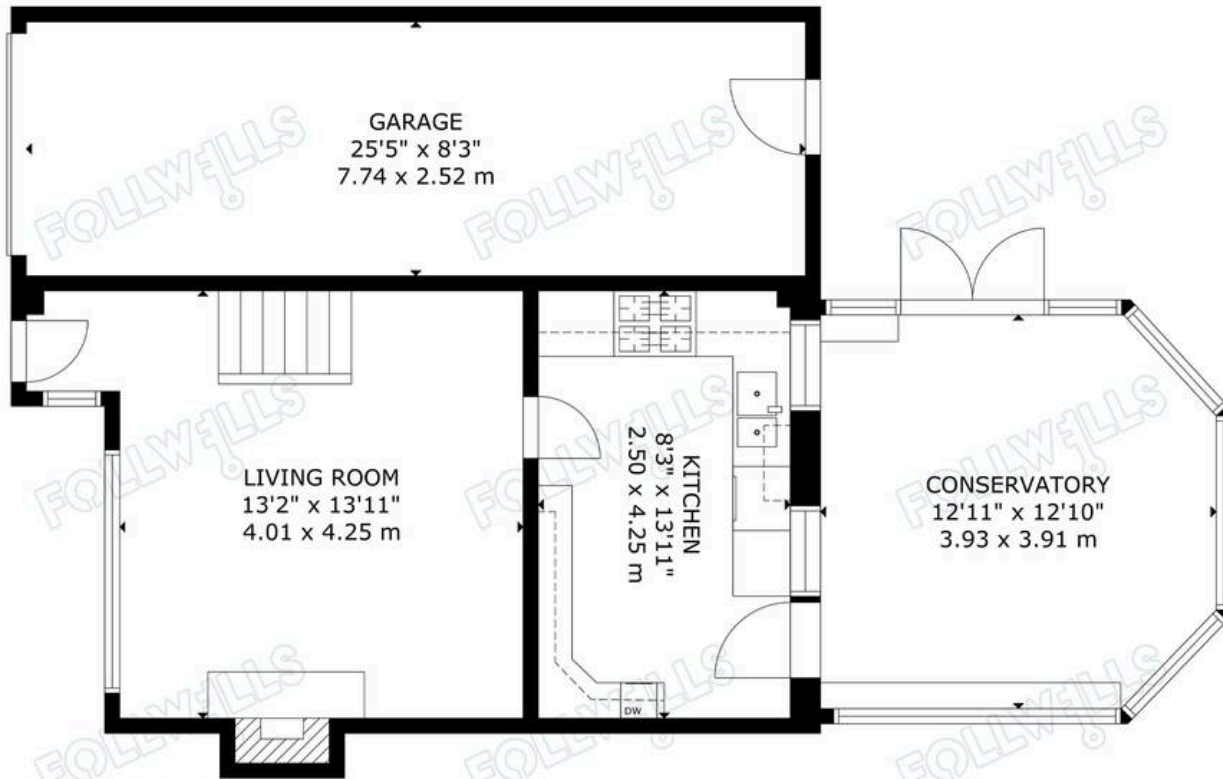
To the front of the property is tarmac parking/driveway with small flower bed, privet hedge and composite fencing to boundaries. Private rear garden with composite fencing, rear privacy hedge, lawn area and small block paved patio leading to pathway and gate giving access onto the canal towpath.

Council Tax band: B

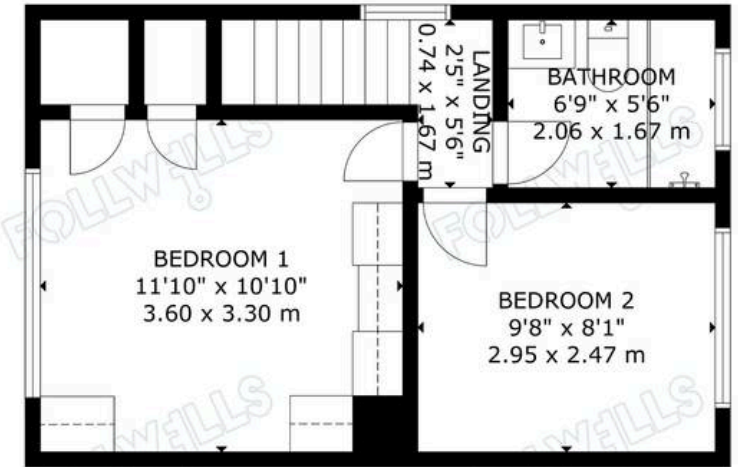
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR