

FOLLWELLS

5 Hilltop Avenue, May Bank - ST5 0QF

Offers in Region of £250,000

- Traditional Semi Detached House
- Beautifully Appointed Throughout
- Sought After Suburban Location
- High Quality Open Plan Kitchen
- Private Garden with Built in Wood-Fired Oven
- Off Road Parking

A handsome, traditional, bay-fronted semi detached house situated on a quiet, no through road in a popular and convenient suburban location. The house has been appointed most tastefully by the current owners with high quality fixtures and fittings throughout. Hilltop Avenue is located in the suburban district of Basford on the outskirts of Newcastle-under-Lyme and within easy reach of The Potteries towns. Excellent transport links are available via the A500 as well as Stoke Train Station just a 5 minute drive away. Nearby amenities include The New Vic Theatre and Basford Lawn Tennis Club as well as a number of local pubs, bars and restaurants.

The house is entered via an arched entrance into a reception hall with practical, built in under stairs storage. The sitting room has a bay window looking out to the front of the house and a wood burning stove creates a cosy and homely living space. At the rear of the house is an open plan dining kitchen with bi-fold doors opening out to the rear garden. The fitted units feature solid wooden work tops including a peninsula unit with breakfast bar. High quality appliances include a freestanding SMEG range cooker, integrated Neff coffee machine, integrated fridge/freezer, Quooker boiling water tap and drinks fridge, all of which will be included within the sale.













To the first floor are two spacious double bedrooms, one looking out to the front and one to the rear. A third room is ideally suited for use as a home office or nursery. The family bathroom is fitted with a white suite comprising a shower bath with curved glass screen, wash basin and WC.

The rear garden enjoys a sunny, south westerly aspect with a lawned area and patio adjacent to the house which is ideal for outdoor entertaining and features a wood fired pizza oven. Additionally, the garden provides a large timber shed, greenhouse and access down the side for bins etc.

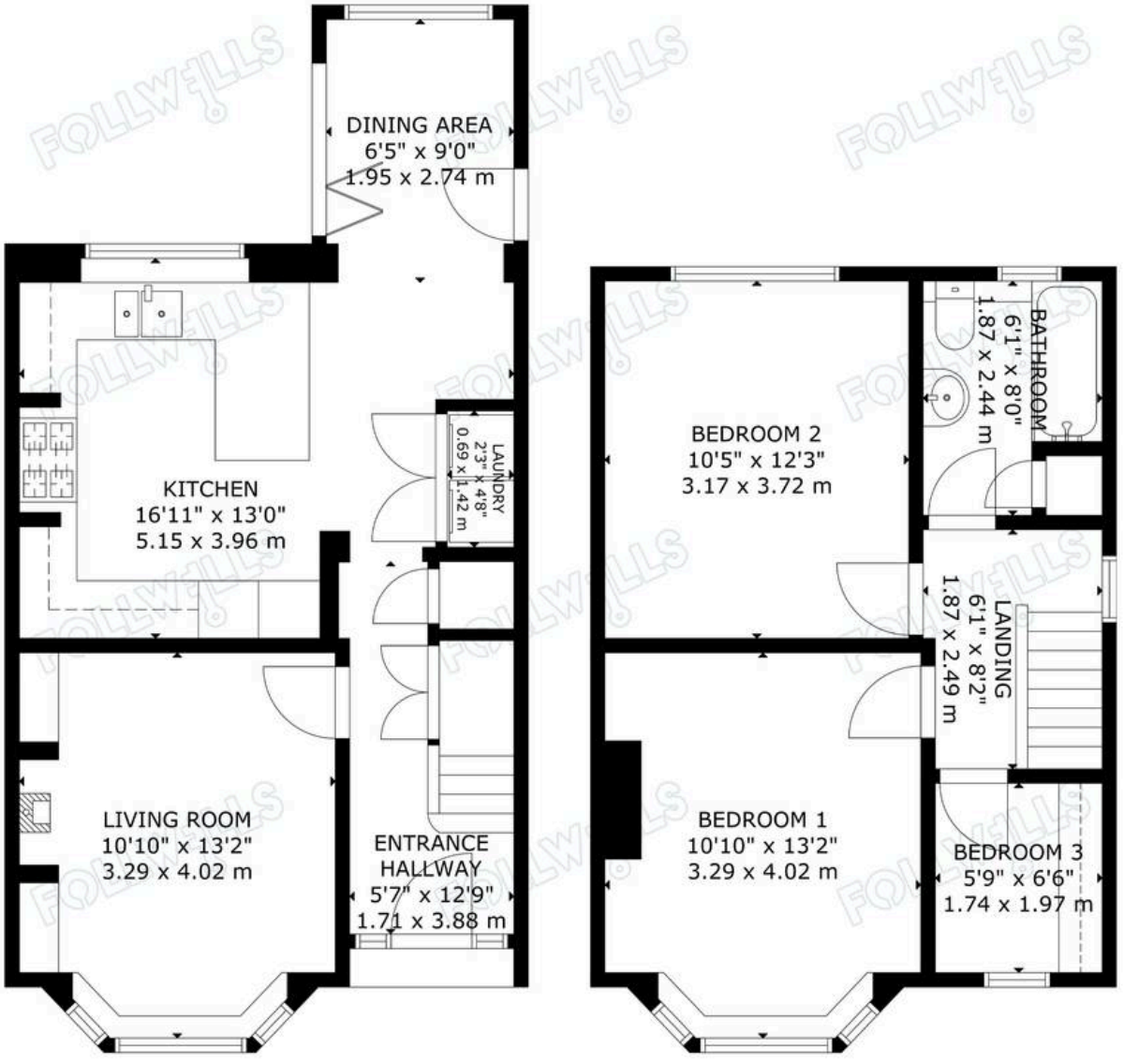
The property has also benefited from a programme of significant improvements, with all windows and external doors, with the exception of the front door, together with the guttering, fascias and soffits, having been replaced in 2022.

A truly beautiful house which is well worth a detailed inspection.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 83 m²/885 sq ft
GROUND FLOOR: 44 m²/468 sq ft, FIRST FLOOR: 39 m²/417 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK