



King William Street
Tunstall, ST6 6EQ

- BEAUTIFULLY PRESENTED & UPDATED
- A TERRACED PROPERTY
- TWO BEDROOMS
- SPACIOUS ROOMS
- TWO RECEPTION ROOMS
- 1ST FLOOR BATHROOM
- GROUND FLOOR W.C
- UPVC D/G & GAS C/HEATING

£82,500





Property Description

INTRO

Live like a KING! A beautifully presented and updated, spacious terraced home: Comprising lounge, dining room, kitchen, hall and cloaks/w.c, two good sized bedrooms and a 1st floor bathroom. Forecourt to the front, paved yard to the rear. UPVC double glazing throughout and gas central heating from a gas combi boiler, only a year old. Close to the popular Tunstall Park and with amenities on the doorstep, this isn't a property to wait around for!

DIRECTIONS

Please use postcode ST6 6EQ for Sat Nav/Google Maps. Upon entering King William Street, the property can be found on the left hand side as identified by our for sale board.

ACCOMMODATION

ENTRANCE PORCH

With double opening UPVC front doors to the porch. Leads to:



ENTRANCE HALL

UPVC front entrance door. Radiator. Covling to the ceiling.

DINING ROOM

13' 4" x 9' 10" (4.06m x 3m) Window to the front, radiator. Concealed meter cupboards.

LOUNGE

13' 2" x 12' 11" (4.01m x 3.94m) A well presented living room, with window to the rear, radiator. Useful walk in understairs store cupboard. Electric fire. Grey herringbone wood flooring. Door to staircase to the first floor. Access to:



KITCHEN

9' 8" x 8" (2.95m x 2.44m) A nicely updated kitchen with window to the side. Comprising fitted base and wall mounted cupboard units with worksurfaces. Radiator. Wall mounted Combi Logic C30 gas boiler, we understand to be 1 year old. The boiler is controlled by a Honeywell smart thermostat with the Honeywell app. Space and plumbing for a washer/dryer and an integral fitted dishwasher. Single drainer sink unit with mixer tap. Cushion flooring. Door to:

OUTER HALL

With radiator, and composite door to the rear yard. Door to:



CLOAKS/W.C

A low level w.c and wash hand basin. A glazed window to the rear, cushion flooring.

FIRST FLOOR LANDING

With access to a good sized loft, with power, lighting, boarded out and with a velux window.

BEDROOM ONE

11' 2" x 11' (3.4m x 3.35m) plus wardrobes A good sized room with window to the front, radiator. TV aerial point. Fitted wardrobes.



BEDROOM TWO

12' 9" x 10' (3.89m x 3.05m) Window to the rear, radiator. Useful store area.

BATHROOM

8' 4" x 8' (2.54m x 2.44m) A good sized bathroom, comprising panelled bath, electric Triton shower (12 months old), wash hand basin and low level W.C. Useful storage cupboard. Glazed window to the rear, radiator. Half tiled walls.



EXTERNALLY

FORECOURT

A small paved forecourt to the front, enclosed by a wall and accessed via gate.

REAR YARD

A paved rear yard, enclosed with wall and gate to the rear access. Also a wooden shed sits here, which will be included in the sale.

ADDITIONAL NOTES

The gas is supplied by a Combi logic C30 boiler for the gas central heating. Also UPVC double glazed windows and doors are fitted throughout.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.

EPC RATING (PDF available online)

Current: Potential:





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements