

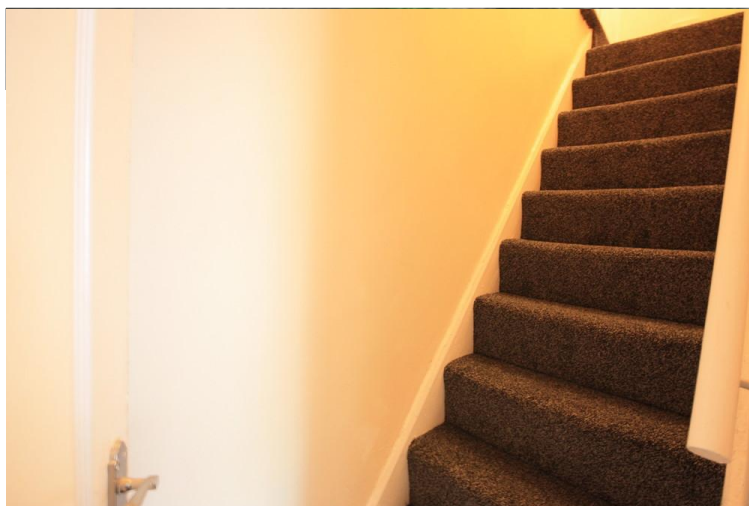


51 Bond Street
Tunstall, ST6 5HG

- A TWO BEDROOM TERRACE
- RECENT DECOR & CARPETS
- LOUNGE, BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- WHITE BATHROOM
- PAVED REAR YARD AREA
- UPVC D/G & GCH
- NO CHAIN

Offers In Excess Of £79,995





Property Description

INTRO

Shaw's & Co are delighted to offer a well presented two bedroom end terrace with new carpets & décor to provide a lovely first time buy home and/or investment with rental potential of £475PCM comprising lounge, breakfast kitchen, rear hall, ground floor white bathroom, two double bedrooms. A good sized paved yard to the rear. UPVC double glazing & combi gas central heating. No chain. The property is located within easy access to daily facilities & excellent road links to the A34/A500 Viewing is essential without delay. (draft detail subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST6 5HG proceed along High street and turn into Bond Street and the property can be found on the right hand side as identified by our For Sale Sign,

RECEPTION ROOM

10' 10" x 10' 1" (3.3m x 3.07m) Upvc entrance door, radiator, window to the front.



KITCHEN/DINING ROOM

10' 10" x 11' 1" (3.3m x 3.38m) Comprising a fitted base and wall units, worksurfaces, single drainer sink, double radiator. Window to the rear, door to the staircase to the first floor, wall mounted ideal gas combi boiler.

REAR HALL

Upvc entrance door to:

GROUND FLOOR BATHROOM

9' 5" x 5' 1" (2.87m x 1.55m) Comprising a White Suite with a panelled bath, low level w.c, wash hand basin, splash back tiling, window to the side, over bath shower.



FIRST FLOOR LANDING

BEDROOM ONE

11' 3" x 10' 11" (3.43m x 3.33m) Window to the rear. radiator, over stairs store area.

BEDROOM TWO

10' 0" x 10' 0" (3.05m x 3.05m) Window to the front, radiator.

EXTERNALLY

A good sized paved rear yard, brick walls to side and rear and fence panels. Timber rear access gate.



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:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

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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 are 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