



**William Coltman Way**  
**Tunstall, ST6 5XB**

- A DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- SPACIOUS THROUGHOUT
- HALL, CLOAKS/W.C
- SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- DETACHED GARAGE, CONSERVATORY

**Offers In Excess Of £253,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented good sized detached residence complete with a conservatory to the rear! One to view, to appreciate the immaculate presentation throughout. Comprising: Entrance hallway, good sized lounge, kitchen/dining room, three good sized bedrooms, ensuite & a family bathroom. Externally a front garden, a landscaped rear garden and a brick built detached garage. UPVC double glazing & gas central heating. The property is located within a well regarded popular location with access to all amenities and road links nearby via the A500 leading the J16 M6 freeway. Viewing imperative without delay!

### DIRECTIONS

Please follow Sat Nav for postcode ST6 5XB proceed in to the Cul De Sac and the property can be found on the right hand side.



#### ENTRANCE HALL

Coving to the ceiling, radiator, part glazed front access door.

#### LOUNGE

14' 9" x 13' 10" (4.5m x 4.22m) Windows to the front, two radiators, laminate flooring. Doors to:

#### OPEN PLAN KITCHEN & DINING AREA

23' 0" x 7' 9" (7.01m x 2.36m) Comprising a fitted kitchen with base and wall units, worksurfaces, breakfast bar, built in oven and hob, extractor hood, inset sink, window to the rear, spot lights to the ceiling, vertical radiator Bi fold door to:



#### CONSERVATORY

13' 10" x 11' 5" (4.22m x 3.48m) Upvc double glazed windows, radiator, tiled floor.

#### FIRST FLOOR LANDING

Access to the loft (boarded out with insulation) boiler cupboard with Ecotec Pro 28 combi gas central heating boiler.

#### BEDROOM ONE

13' 0" x 11' 3 MAX" (3.96m x 3.43m) Windows to the front, radiator.



#### BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m) Window to the rear, radiator.

#### BEDROOM THREE

7' 7" x 8' 0" (2.31m x 2.44m) Window to the rear, radiator.

#### BATHROOM

7' 0" x 7' 7" (2.13m x 2.31m) Comprising a panelled bath, low level w.c, wash hand basin, radiator, window to the rear.

#### ENSUITE

Comprising an enclosed shower cubicle, low level w.c, wash hand basin, radiator, window to the front.



#### EXTERNALLY

#### FRONT GARDEN

Blocked paved driveway and frontage.

#### GARAGE

16' 6" x 8' 2" (5.03m x 2.49m)

A brick built detached garage. Up and over door, electric light and power.



#### REAR GARDEN

A wonderfully presented landscaped rear garden area, with astro turf lawn, a paved patio area and enclosed by fencing and borders.

#### 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 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

#### COUNCIL TAX BAND D

#### EPC RATING (PDF available online)

Current: 53E Potential: 81B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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