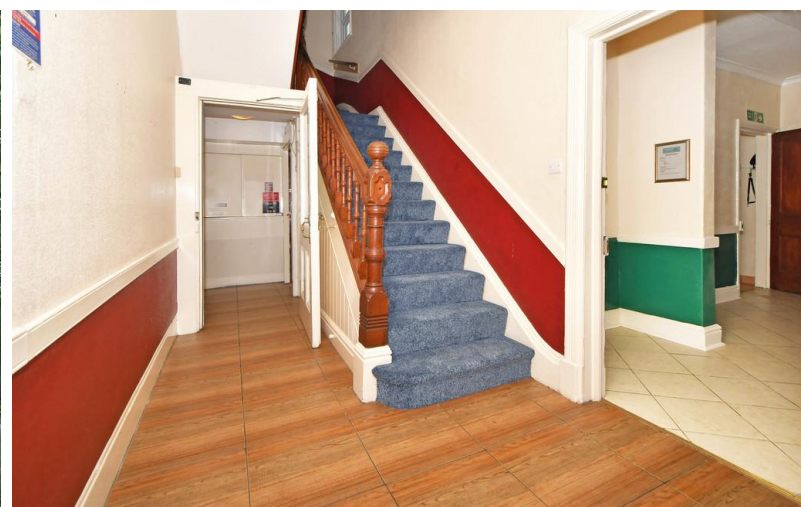


FOR SALE



Roundwell Street, Tunstall

10 Bedrooms, 7 Bathroom, Semi-Detached House

Offers In Region Of £365,000


MARTIN&CO



Roundwell Street, Tunstall

10 Bedrooms, 7 Bathroom

Offers In Region Of £365,000

- A Former Public House
- Ten Bedrooms
- Fitted Kitchen
- Dining Area
- Separate Annex Included

We are pleased to welcome to the sales market this former public house which has now undergone some conversion work turning this into what is now a guest house.

The current vendor has decided to put the property up for sale with most of the conversion work having been carried out making this an ideal HMO investment property, subject to suitable permission being granted. Briefly the property comprises: Entrance hall, Cellar, Dining room, Kitchen, Ground floor Cloak room 10 Bedrooms. Externally there is a large court yard providing ample parking space. Also included in the sale is a separate annex

Most having en-suite shower rooms.
Viewing is highly recommended

SIDE ENTRANCE Wood glass panelled door, central heating radiator, stairs leading to first floor, carpet to flooring

Inner hall - Cloakroom with LLWC and hand wash basin, Upvc double glazed frosted window to the side elevation, tiled walls, wood laminate flooring

BEDROOM Wood window to the front and side elevation, central heating radiator, carpet to floor

En suite - 3 piece in white including shower cubicle, vinyl flooring

BEDROOM Wood window to the front elevation, central heating radiator, carpet to floor

En suite - 3 piece in white including shower cubicle, vinyl flooring

FRONT ENTRANCE Hall with porch with wood frosted glass panelled door to the front elevation, carpet to floor





HOST BEDROOM Wood window to the front elevation, chimney breast with wood Adam style fire surround, carpet to floor

Hallway - central heating radiator

Ensuite - 3 piece including shower in white, vinyl flooring

Second bedroom fitted with bunkbeds, storage space with fuse box, carpet to floor

LAUNDRY ROOM Window to the rear elevation, space and plumbing for washing machine and tumble dryer, hand wash basin, central heating radiator, tiled flooring

DINING ROOM Window to the rear and side elevation, central heating radiators x 2, tiled flooring

REAR INNER HALL Wood fire door to the rear, tiled flooring

KITCHEN Wood window to the rear elevation, range of wall and base units with worktops over, stainless steel double sink, space for fridge freezer, built in oven and hob, extractor hood, space and plumbing for dish washer, tiled flooring

STAIRS TO FIRST FLOOR Wood window to the rear elevation, carpet to floor

Landing - cloak room with LLWC, part tiled walls, frosted window to the side elevation, vinyl flooring

BATHROOM Frosted window to the rear elevation, bath with shower over with screen, built in storage cupboard, carpet to floor

BEDROOM Window to the side elevation, central heating radiator, carpet to floor

En suite - 3 piece in white including shower cubicle, vinyl flooring



BEDROOM Window to the rear elevation, coving, carpet to floor

En suite - 3 piece in white including shower cubicle, vinyl flooring

BEDROOM Window to the rear elevation, central heating radiator, carpet to floor

En suite - 3 piece in white including shower cubicle, vinyl flooring

BEDROOM Window to the front elevation, central heating radiator, hand wash basin, coving, carpet to floor

BEDROOM Window to the front elevation, central heating radiator, carpet to floor

BEDROOM Window to the front elevation, central heating radiator, carpet to floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



