

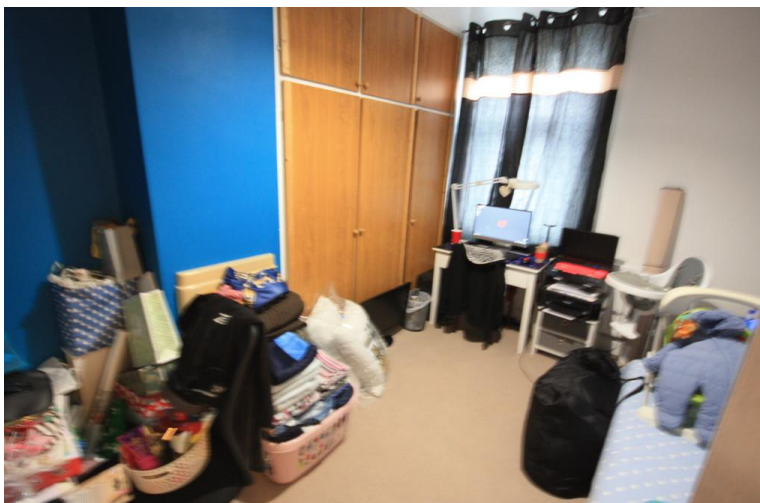
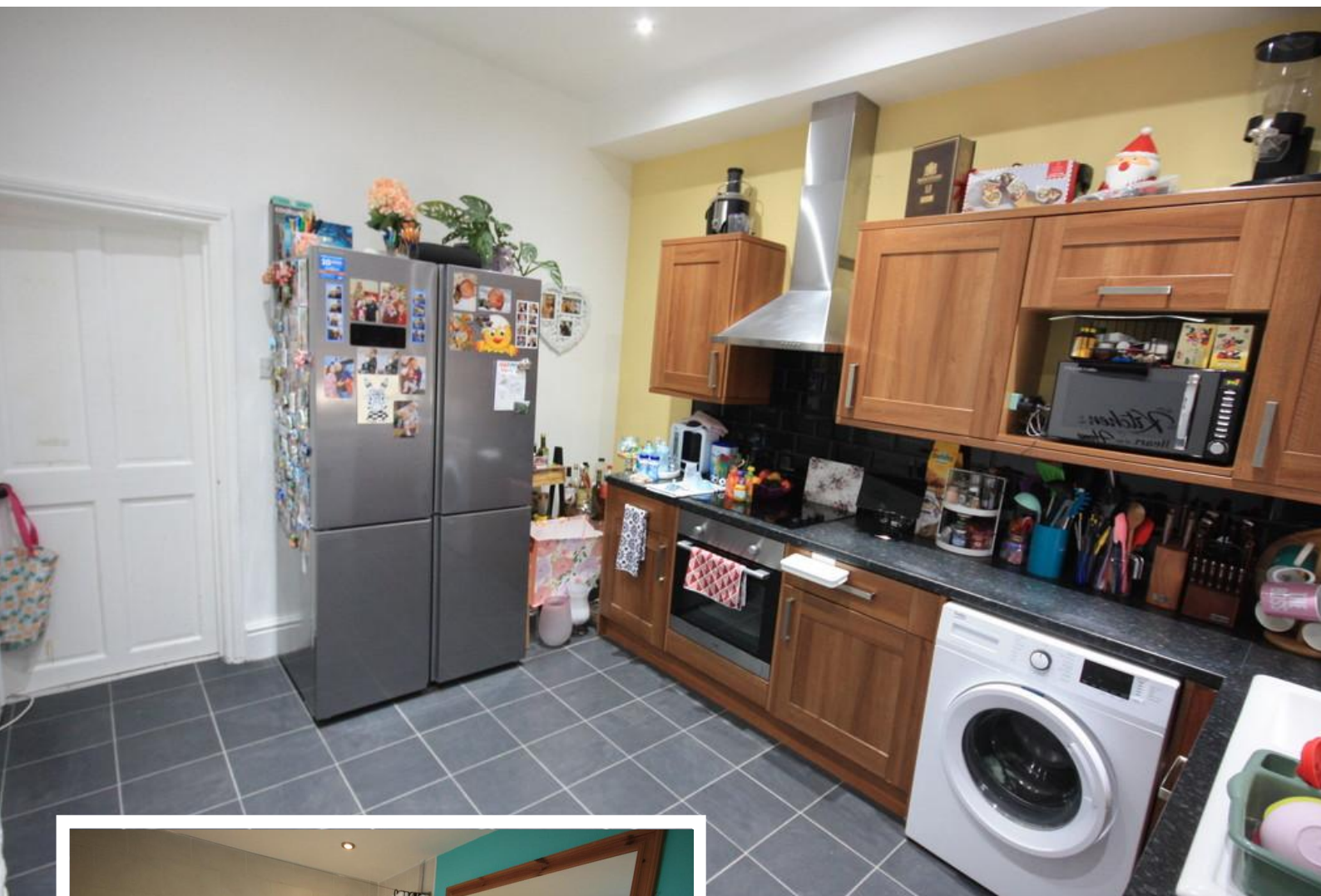


Salisbury Street
Tunstall , ST6 6BS

- A TERRACED HOUSE
- LOUNGE, KITCHEN/DINING ROOM
- CURRENTLY LET
- TWO DOUBLE BEDROOMS
- IDEAL INVESTMENT PROPERTY
- A PAVED REAR GARDEN
- BEAUTIFULLY PRESENTED
- UPVC D/G & GAS C/H

£89,995





Property Description

INTRO

A well presented two bedroom terrace house currently Let on an AST at £490 PCM so an ideal investor property, comprising lounge, kitchen/dining room, a white ground floor bathroom, two double bedrooms. Externally a paved garden area to the rear. UPVC double glazing & gas central heating. The property is located within a popular residential location with easy access to all amenities and road links leading to the city. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6BS. From Greengate Street the property can be found on the right hand side, as identified by our for sale sign.

LOUNGE

12' 11" x 11' 4" (3.94m x 3.45m)

Entered through a UPVC door. Window to the front elevation. Feature fireplace with electric fire. Radiator. Coving to the ceiling.



KITCHEN

12' 3" x 9' 6" (3.73m x 2.9m)

Window to the rear elevation. A range of modern wall and base units, ceramic single drainer sink, worksurface. Built in electric oven, hob with extractor over. Splash back tiling. Laminate flooring. Understairs store cupboard.

INNER HALLWAY

UPVC side access door. Stairs to the first floor. Radiator. Tiled floor.

BATHROOM

7' 10" x 6' 6" (2.39m x 1.98m)

Window to the side elevation. Suite comprising: paneled bath with shower over, low level W.C, wash hand basin. Splash back tiling. Spotlights to the ceiling.

FIRST FLOOR

Doors to:

BEDROOM ONE

12' 11" x 11' 4" (3.94m x 3.45m)

Window to the front elevation. Radiator.

BEDROOM TWO

12' 4" x 9' 2" (3.76m x 2.79m)

Window to the rear elevation. Store cupboard housing the Combi Gas Boiler. Radiator.

EXTERNALLY

Outbuilding. A paved rear yard/garden area.

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

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:



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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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