



**High Lane**  
**Tunstall, ST6 6HQ**

- MATURE DETACHED RESIDENCE
- MUCH CHARACTER & FEATURES
- MUST BE VIEWED, NO CHAIN
- SOME FURTHER POTENTIAL
- PORCH, RECEPTION HALL
- BAY WINDOW LOUNGE, DINING ROOM
- GARDEN ROOM, KITCHEN, CLOAKS/W.C
- THREE GOOD SIZED BEDROOMS

**£260,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale with NO CHAIN - A rare opportunity to acquire a detached residence with plenty of character & features so grand from the era of build approx 1920's. Upon inspection buyers will be impressed with size of the property with excellent sized accommodation comprising; entrance porch, reception hall, a bay window lounge, dining room, garden room, kitchen, rear hall, cloaks/w.c, rear porch, three large bedrooms, bathroom & separate WC Externally the house is set within landscaped established grounds to the front and rear. Gas fired central heating, UPVC double glazing where installed. The property has some further potential & is within easy access to all amenities and road/rail links. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST6 6HQ. From Chell roundabout proceed along High Lane, the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE PORCH

A glazed entrance door and an internal door to:

#### RECEPTION HALL

Large reception with stairs to the first floor. Radiator.

#### LOUNGE

13' 6" x 13' 2" (4.11m x 4.01m)

Bay window to the front elevation, window to the side. Feature victorian style radiator. Double radiator.

#### DINING ROOM

13' 2" x 13' (4.01m x 3.96m)

Bay window to the side elevation. Fitted gas fire. Double radiator. Glazed doors to;



#### GARDEN ROOM

13 x 7

Glazed windows overlooking the garden.

#### KITCHEN

9' 8" x 7' (2.95m x 2.13m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Double radiator.



#### REAR HALL

Door to a store area and:

#### WC

Low level W.C. window to the rear.

#### REAR PORCH

UPVC double glazed windows.

#### FIRST FLOOR LANDING

Window to the side elevation. Great space with doors to:

#### BEDROOM ONE

13' 5" x 11' 8" (4.09m x 3.56m)

Bay window to the front elevation. Double radiator.

#### BEDROOM TWO

12' 11" x 12' 1" (3.94m x 3.68m)

Window to the side elevation. Radiator.

#### BEDROOM THREE

9' 5" x 8' (2.87m x 2.44m)

Window to the front elevation. Radiator.





#### BATHROOM

7' 11" x 6' (2.41m x 1.83m)

Window to the rear elevation. Suite comprising: bath with shower over, wash hand basin. Splash back tiling.

#### WC

Window to the side elevation. Low level W.C.

#### EXTERNALLY

#### FRONT

With shrub borders and pathway on to the road a pathway leading to:



#### REAR GARDEN

Further potential to landscape or parking 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.

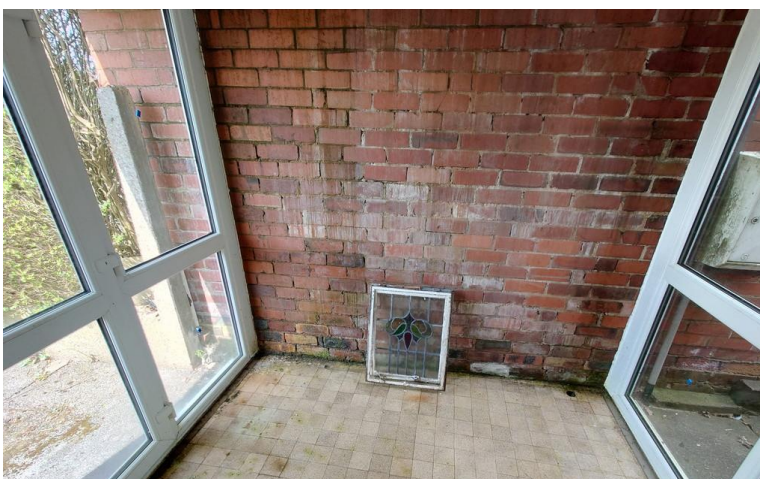


#### MORTGAGES

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 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 .

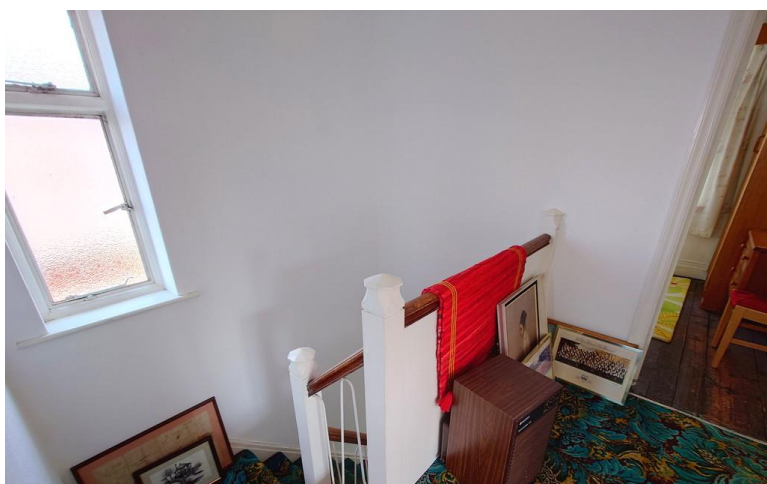




LOCAL AUTHORITY  
Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)  
Current: 47E Potential: 80C









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.  
 Made with Visual Builder

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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