

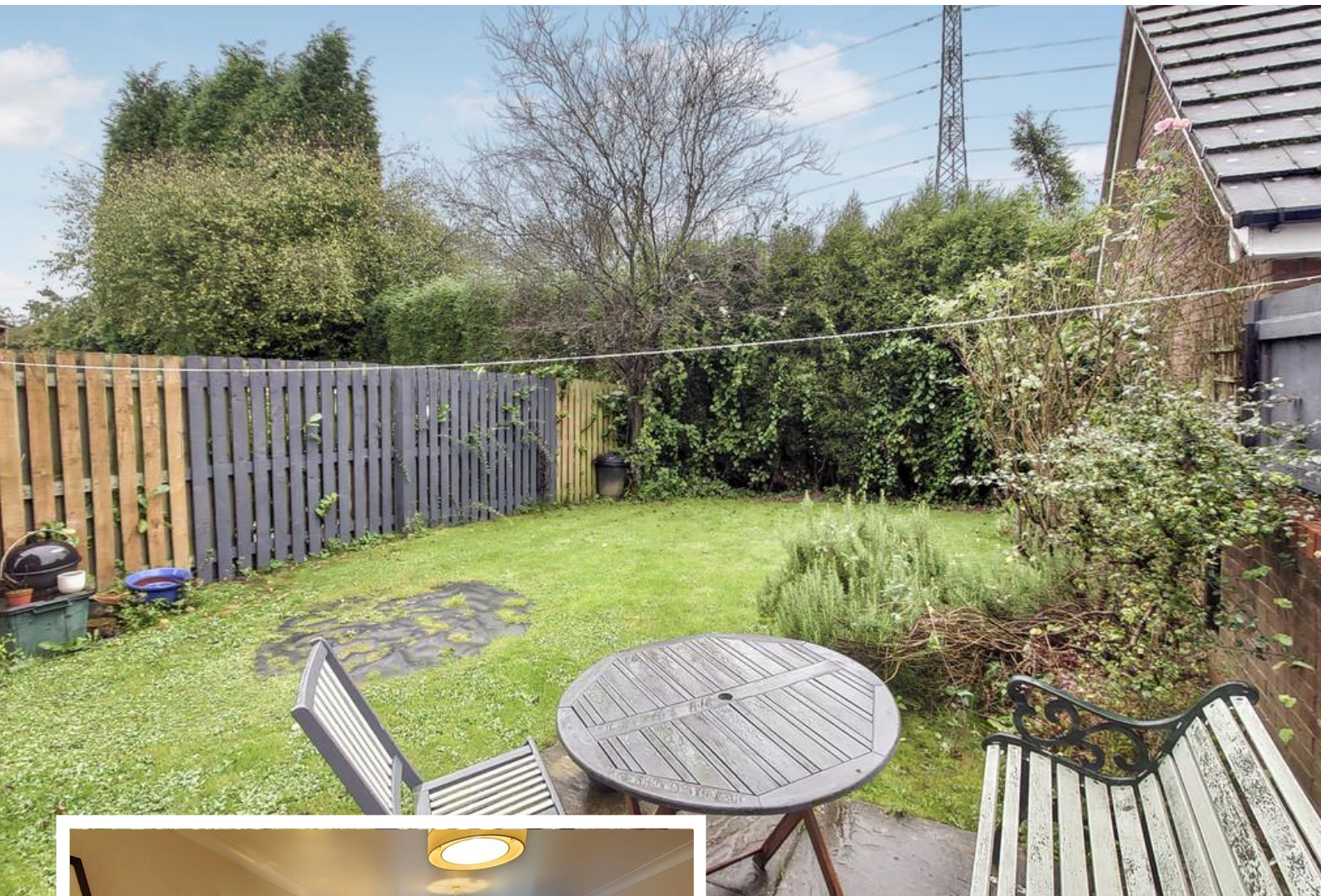


William Coltman Way
Tunstall, ST6 5XB

- A DETACHED RESIDENCE
- BAY WINDOW LOUNGE, DINING ROOM
- WITHIN A POPULAR LOCATION
- THREE BEDROOMS, BATHROOM
- CUL DE SAC
- ENSUITE & A GARAGE
- HALL, CLOAKS/W.C, KITCHEN
- UPVC D/GLAZING & GAS C/HEATING

£197,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a detached house within a popular cul de sac location built by Wilcon Homes in approx year 2000 comprising hall, cloaks/w.c, a bay window lounge, dining room, kitchen, three bedrooms, ensuite & bathroom. A brick garage, driveway and front and rear gardens. UPVC double glazing & gas central heating. The property is within easy access to all amenities and road/rail links close by linking to the A500 & A34 & M6 network. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST6 5XB. Proceeding in to the cul de sac, the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a part glazed door. Staircase to the first floor, radiator.





CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin. Radiator.

LOUNGE

15' 8" x 10' 7" (4.78m x 3.23m)

Walk in bay window to the front elevation. Feature fireplace with inset fire. Radiator. Double door to:

DINING ROOM

9' 10" x 8' 3" (3m x 2.51m)

Patio doors to the rear. Radiator. Laminate flooring.



KITCHEN

9' 7" x 8' 3" (2.92m x 2.51m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Tiled floor. Understairs store area.

FIRST FLOOR LANDING

Over stairs store cupboard housing the Baxi Combi Gas Boiler. Access to the loft. Window to the side. Doors to:

BEDROOM ONE

13' 4" x 8' 6" (4.06m x 2.59m)

Window to the rear elevation. Fitted wardrobes, radiator. Laminate flooring. Door to:



ENSUITE

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Radiator.

BEDROOM TWO

10' 2" x 9' 1" (3.1m x 2.77m)

Window to the front elevation. Fitted wardrobes, radiator.

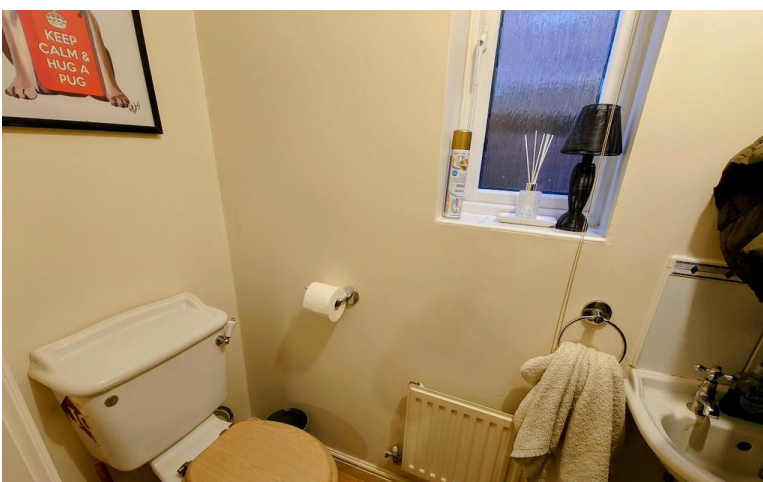
BEDROOM THREE

7' 8" x 6' 5" (2.34m x 1.96m)

Window to the front elevation. Radiator.

BATHROOM

Window to the side elevation. Suite comprising: paneled bath, low level W.C, wash hand basin. Radiator.



EXTERNALLY

FRONT

A driveway provides off road parking. Shrub borders with a pathway to the front door.



GARAGE

16' 5" x 8' 3" (5m x 2.51m)

Brick built construction with an up and over door. Electric light and power.

REAR

Enclosed, pleasant landscaped garden, laid to lawn with shrub borders. Paved patio 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 D

EPC RATING (PDF available online)

Current: 71C Potential: 84B



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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