



**Clanway Street**  
**Tunstall, ST6 5UL**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- FURTHER POTENTIAL, NO CHAIN
- HALL, LOUNGE, EXTENDED KITCHEN/DINER
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- GARDENS TO THE FRONT & REAR
- NEW UPVC D/G (where fitted)

**£125,000**







## Property Description

### INTRO

An extended semi detached house located WITH NO CHAIN - And set within a convenient popular location, with some further potential! Comprising, hall, lounge, an extended kitchen/dining room, ground floor bathroom. three bedrooms with new decor & carpets. Externally a front & rear garden. UPVC double glazing with new windows to rear installed. Gas fired central heating from a combi boiler. The property is within easy access to all amenities, schools, shopping and road/rail links to the A500.

### DIRECTIONS

Please follow Sat Nav with postcode ST6 5UL. From Furlong Road, turn in to Clanway Street and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Radiator.





#### LOUNGE

12' 5" x 12' 5" (3.78m x 3.78m) plus bay

Bay window to the front elevation. Radiator. Fireplace with the gas supply disconnected, a back boiler which is no longer used is in the chimney breast recess. Door to:

#### KITCHEN/DINER

15' 8" x 10' 6" (4.78m x 3.2m)

Windows to both the side and rear elevations. A range of wall and base units, single drainer sink unit, worksurface. Understairs store. Radiator. Gas cooker point disconnected. UPVC part glazed external side access door.



#### INNER HALLWAY

Storage area and door to the bathroom.

#### BATHROOM

12' 7" x 4' 8" (3.84m x 1.42m)

Window to the rear elevation. Suite comprising: Panelled bath, wet area for the shower, low level W.C, wash hand basin. Radiator.

#### FIRST FLOOR LANDING

Newly installed window to the side, access to the loft. Doors to:



#### BEDROOM ONE

15' 7" x 11' (4.75m x 3.35m) plus bay

Two windows to the front elevation. Radiator. Recently redecorated. Wall mounted Valliant Ecp Tec sustain gas combi boiler.

#### BEDROOM TWO

10' 9" x 9' 1" (3.28m x 2.77m)

Newly installed window to the rear elevation. Radiator. Recently re-decorated.

#### BEDROOM THREE

7' x 6' 3" (2.13m x 1.91m)

Newly installed window to the rear elevation. Radiator. Recent decor.



#### EXTERNALLY

##### FRONT

Laid to lawn with shrub borders. A driveway provides off road parking.

##### REAR GARDEN

Laid to lawn with shrub borders. Patio area. Outbuilding of brick construction with UPVC windows.



#### **GARAGE**

15' 11" x 8' 0" (4.85m x 2.44m)

Concrete sectional construction. Electric supply. Up and over front door requires a lock.

#### **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 B**

#### **EPC RATING (PDF available online)**

Current: 68D Potential: 84B









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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