

FOR SALE



Wilson Street, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000





- Open-plan reception room
- Close to local amenities
- Three bedrooms
- Perfect for entertaining
- Ideal family home
- No Onward Chain
- Council Tax Band - A

%epcGraph_c_1_331%

ENTRANCE HALL 13' 10" x 5' 11" (4.23m x 1.82m) Entered via a composite front door, stairs to first floor with door to cellar under, wood effect laminate flooring, radiator.

LOUNGE/DINER/KITCHEN 24' 2" x 17' 9" (7.37m x 5.43m) Open plan design having double glazed bay window to the front elevation and UPVC French doors to the rear opening onto the rear garden, wood effect laminate flooring, radiator.

The kitchen is fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated double oven and hob, space for appliances, double glazed window to the rear elevation.

BEDROOM 13' 6" x 11' 7" (4.13m x 3.54m) Double glazed window to the rear elevation, radiator.

BEDROOM 11' 7" x 10' 5" (3.54m x 3.18m) Double glazed window to the front elevation, radiator.

BEDROOM 7' 1" x 5' 11" (2.16m x 1.81m) Double glazed window to the front elevation, radiator.

BATHROOM 8' 0" x 5' 11" (2.45m x 1.81m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with rainfall shower over, double glazed window to the rear elevation, chrome heated towel rail.



EXTERNAL The property is approached via a paved pathway with adjacent garden. To the rear of the property there is a good size garden with paved patio and turfed lawn.





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.