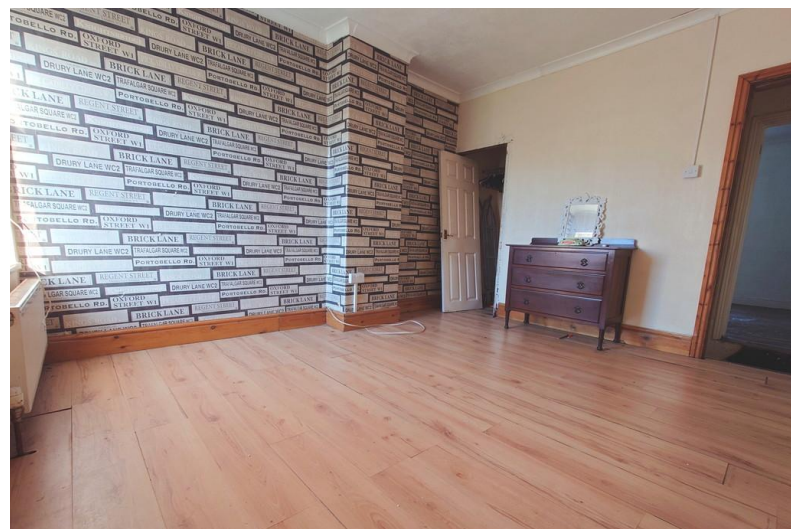




King William Street
Tunstall, ST6 6EG

- IDEAL FTB OR INVESTMENT
- A TERRACED PROPERTY
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GLOW WORM GAS COMBI BOILER
- UPDATED ELECTRICS CONSUMER UNIT
- FURTHER POTENTIAL TO IMPROVE

£85,000





Property Description

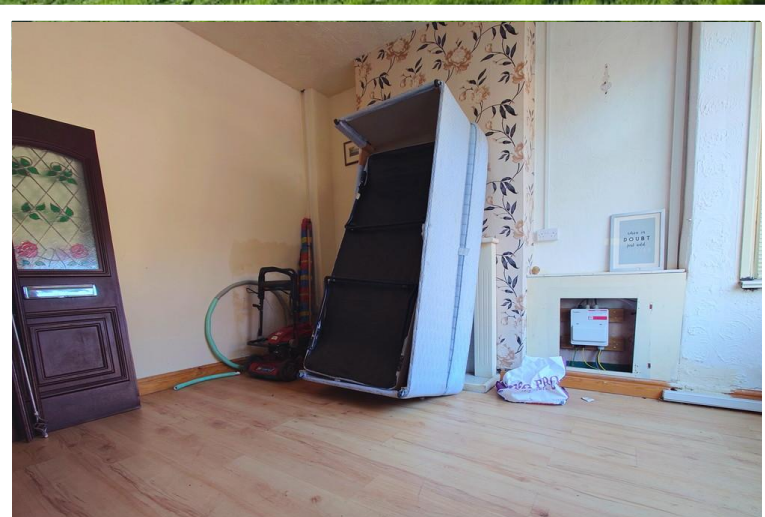
INTRO

New on the market with NO CHAIN - An ideal first time buy or investment property with further potential to update! Glowworm gas combi boiler and updated electrical consumer unit. Comprising dining room, lounge, kitchen, ground floor bathroom and two bedrooms. Paved rear yard, forecourted front. Highly convenient spot for shops and amenities round the corner, and useful road links across the city. UPVC double glazing and gas central heating. Don't wait around for this one!

DIRECTIONS

Please use postcode ST6 6EG for Sat Nav/Google Maps. Proceed down King William Street, and the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION





DINING ROOM

12' 10" x 11' 2" (3.91m x 3.4m)

UPVC front entrance door (in need of repair/replacement). Window to the front. Gas fire with surround. Radiator. Laminate flooring. Updated electrical consumer unit (with being checked/passed from 2022 to 2027) and electric meter. Door to:

LOUNGE

15' 9" x 11' 2" (4.8m x 3.4m)

Window to the rear, radiator. Electric fire and surround. Staircase to the first floor. Door to:



KITCHEN

9' 11" x 6' 6" (3.02m x 1.98m)

Comprising base and wall mounted cupboard units, worksurfaces. Single drainer sink unit. Free standing gas oven/grill. Space for small fridge/freezer and space/plumbing for washing machine. Window to the side, radiator. Tiled floor.

REAR HALL

With UPVC side/rear access door. Space for small appliance.

GROUND FLOOR BATHROOM

6' 9" x 4' 10" (2.06m x 1.47m)

Comprising a white suite with panelled bath and shower attachment. Low level W.C, wash hand basin. Chrome towel radiator. Fully tiled suite with tiling to walls and floor. Window to the rear. Dome light fitting.



FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 11' 3" (3.84m x 3.43m)

Window to the rear, radiator. Laminate flooring. Door to walk in store/wardrobe, also giving access to the loft.

BEDROOM TWO

10' 6" x 10' 2" (3.2m x 3.1m)

Window to the front, radiator. Fitted cupboards.



EXTERNALLY

FRONTAGE

A forecourted paved patio to the front. Gas meter.

REAR

A paved rear yard, enclosed by wall.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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 .

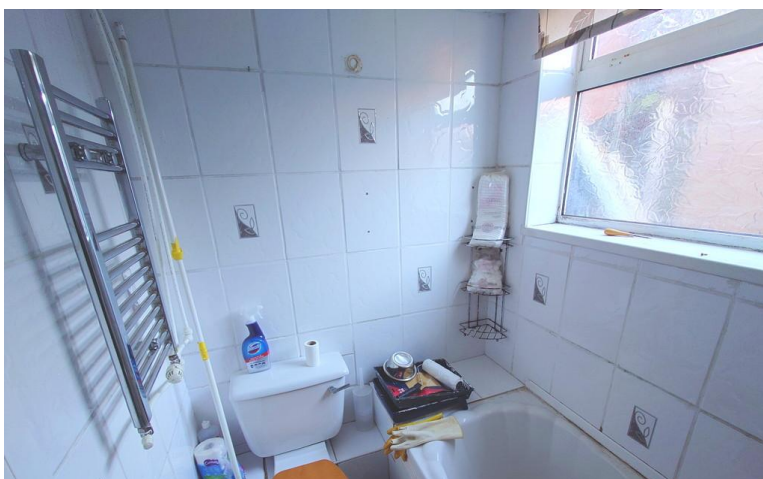
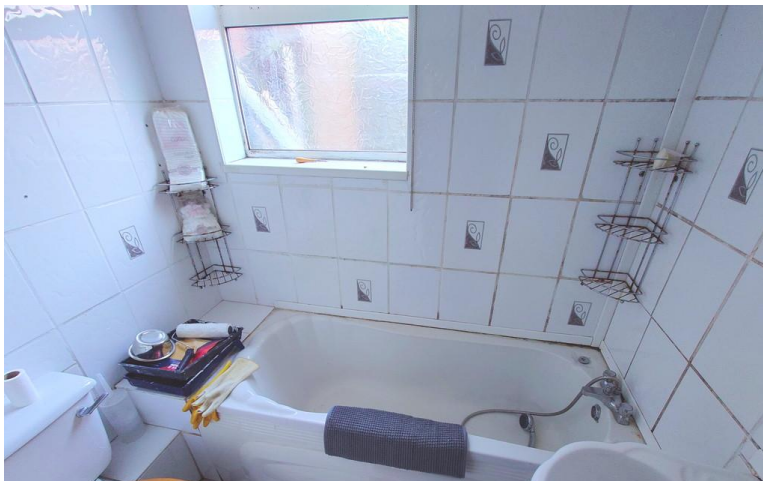
LOCAL AUTHORITY

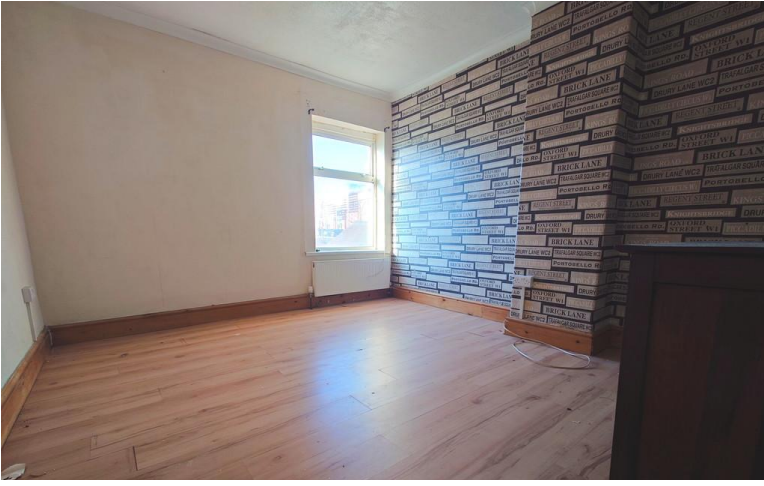
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 60D Potential: 84B







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ST7 1EA

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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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