

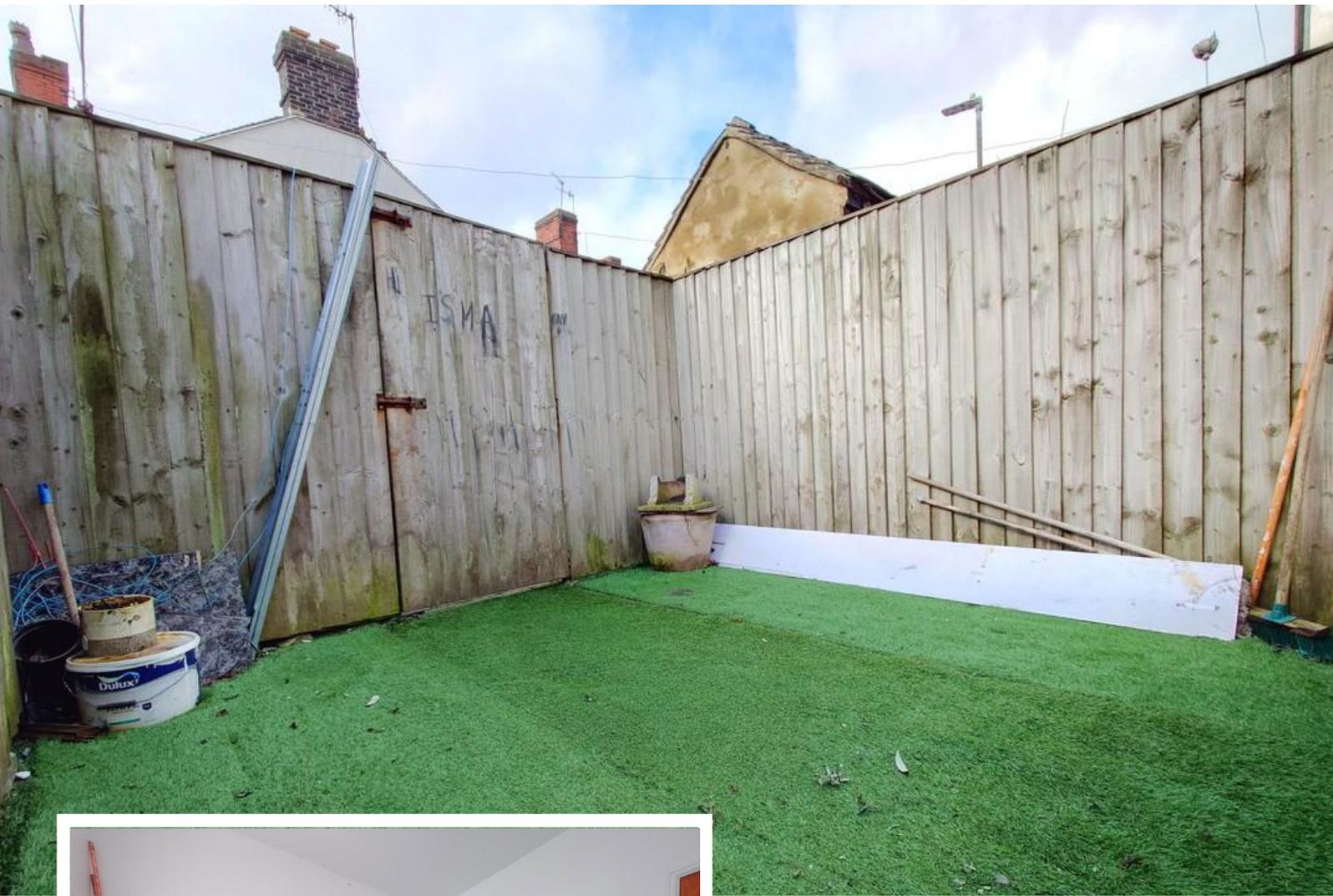


Greengates Street
Tunstall, ST6 6DE

- THREE BEDROOMS
- A MID TERRACED HOUSE
- TWO RECEPTION ROOMS
- NEWLY FITTED UPVC D/GLAZING THROUGHOUT
- NEWLY FITTED COMBI BOILER
- KITCHEN, GROUND FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- TUCKED AWAY YET CONVENIENT LOCATION TO TOWN CENTRE

£99,950





Property Description

INTRO

A beautifully presented and great sized THREE bedroom terraced property, new on the market! An ideal first time buy, investment, or property for a family needing good sized bedrooms, and two reception rooms! All newly fitted double glazed windows and doors throughout, and a newly fitted Main Eco compact gas boiler, with all new radiators down stairs. Well fitted kitchen, and a ground floor bathroom. To the rear is a nicely private astro turf garden. Ideal location, tucked away, yet nearby to Tunstall Town centre, and road links across the city. Excellent value house, get in touch today to register your interest!

DIRECTIONS

Please use postcode ST6 6DE. The property can be identified by our For Sale sign.

ACCOMMODATION



DINING ROOM

10' 9" x 10' 7" (3.28m x 3.23m)

UPVC front entrance door. Window to the front, radiator. Cupboard concealing electric consumer unit and meter and gas meter. Door to:

LOUNGE

11' x 10' 9" (3.35m x 3.28m)

Window to the rear, radiator. Door to useful understairs storage cupboard. Door to staircase to the first floor. Door to:

KITCHEN

13' 1" x 5' 1" (3.99m x 1.55m)

Comprising base and wall mounted cupboard units, and work surfaces over. Fully tiled walls, and panelling with spotlights to the ceiling. Window to the side. Electric oven/grill with 5 ring gas hob. Single drainer sink unit. Space for a tall standing fridge freezer and washing machine. Open hall section, with UPVC rear access door. Door to:



GROUND FLOOR BATHROOM

7' 7" x 5' 2" (2.31m x 1.57m)

Corner panelled bath, low level W.C and wash hand basin. Extractor fan. Radiator. Frosted window to the side. Fully tiled walls and flooring. Vanity mirror unit.



FIRST FLOOR LANDING

BEDROOM ONE

10' 10" x 10' 9" (3.3m x 3.28m)

Window to the front, radiator.

BEDROOM TWO

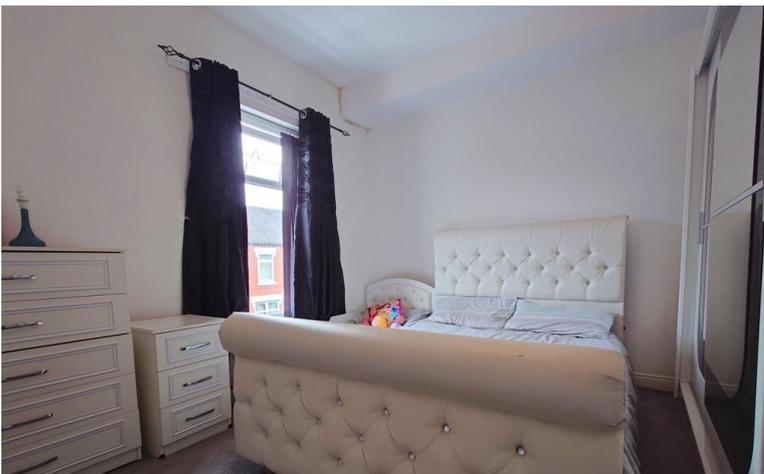
11' 2" x 7' 10" (3.4m x 2.39m)

Window to the rear, radiator. Alcove for storage, with loft hatch above (with the loft being insulated)

BEDROOM THREE

11' 2" x 9' 5" (3.4m x 2.87m)

Window to the side, radiator. Cupboard housing newly fitted Main Eco Compact gas combi boiler.



EXTERNALLY

REAR GARDEN

Enclosed by a wall and fencing, gated access to the rear. A nicely enclosed and private, astro turf rear garden.



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 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 .

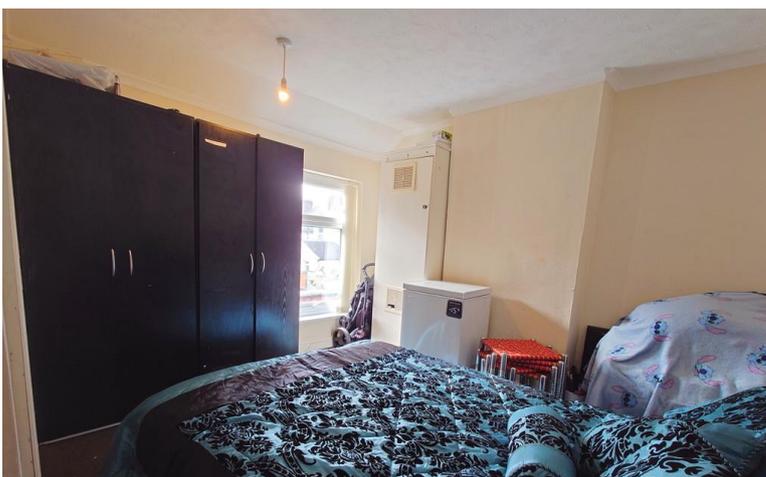
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 70C 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 and 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