



Greystoke Gardens, SR2 9DZ

**Offers In The Region Of
£269,950**

We are pleased to offer this immaculately presented family home to the market. Situated in the highly popular Tunstall suburb, and being at the head of a sought-after cul-de-sac, this property is sure to garner significant attention.

Headline features include stunning landscaped gardens to the rear and side, off-street car parking and tastefully presented accommodation throughout. Comprising: entrance porch, hall, living room, dining room and contemporary open plan kitchen. At first floor, there are three well-proportioned bedrooms with a range of fitted wardrobes, together with a modern shower room and WC. There is also a storage room at second floor.

Properties of this calibre do not come to the market often. Contact Paul Airey today to secure your viewing and avoid disappointment.

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Accommodation comprises

Entrance Porch

3'10" x 6'8" (1.185m x 2.043m)

Entrance Hall

5'11" x 15'11" (1.810m x 4.868)



Living Room

12'7" x 13'1" (3.846m x 3.998m)



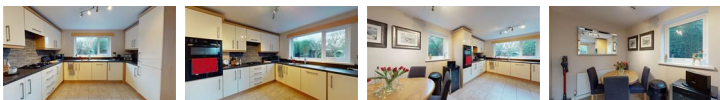
Dining Room

12'6" x 12'1" (3.829m x 3.685m)



Kitchen

18'10" x 11'10" (5.754m x 3.628m)



First Floor

Master Bedroom

3.032m x 3.665m



House Bathroom

6'8" x 7'7" (2.049m x 2.323m)



Bedroom Two

12'7" x 12'1" (3.846m x 3.692m)



Bedroom Three

13'0" x 14'0" (3.966m x 4.271m)



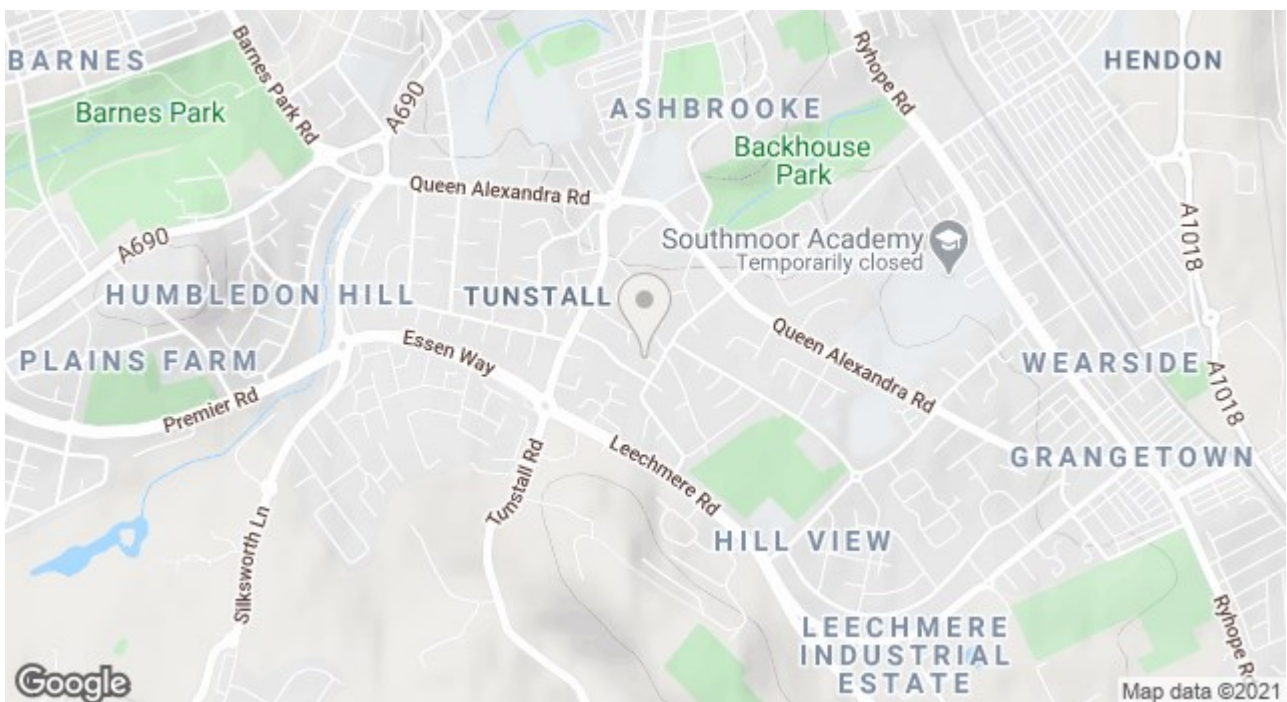
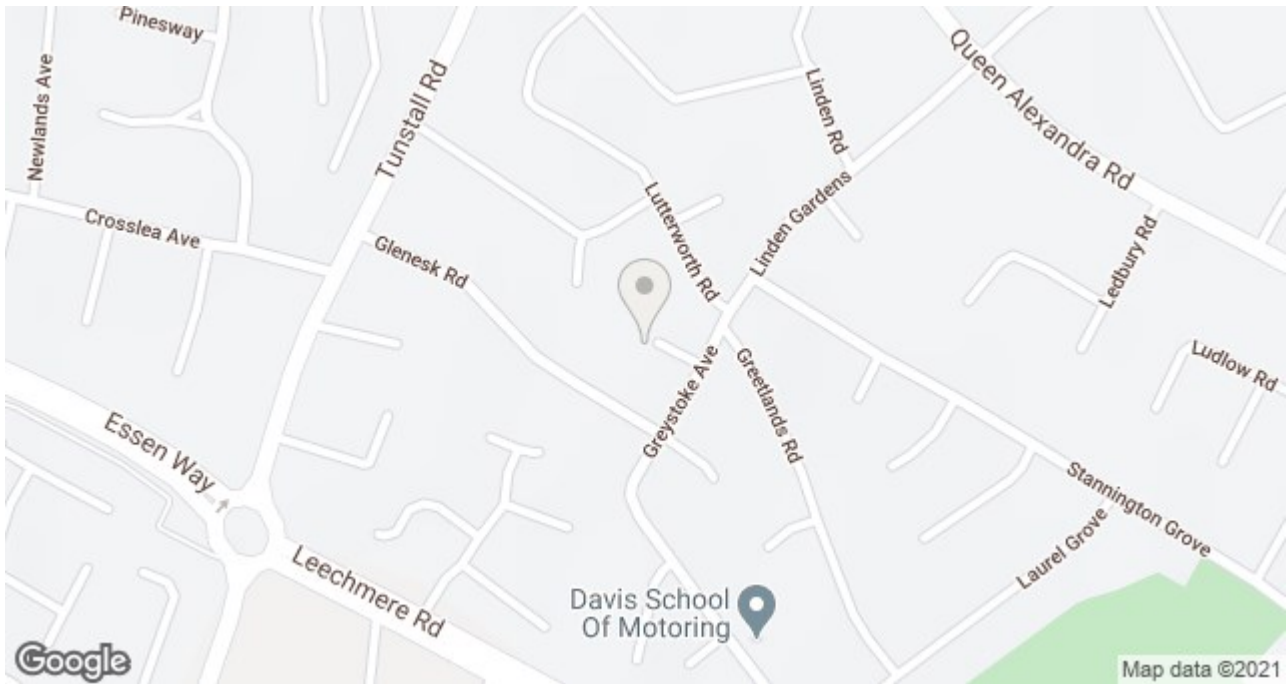
Second Floor

Storage

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8'4" x 10'0" (2.548m x 3.070m)

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	