

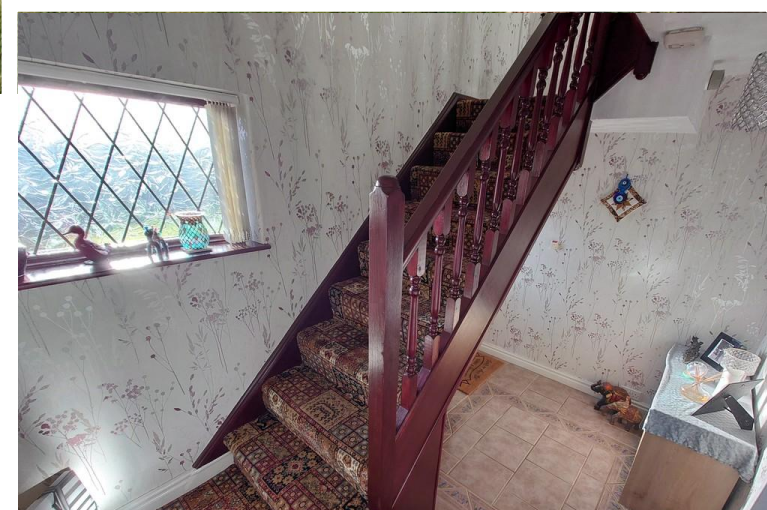


Hallfield Grove
Tunstall , ST6 5NG

- SEMI DETACHED HOUSE
- CASH BUYERS ONLY
- WITHIN GOOD SIZED GARDEN PLOT
- HALL, WELL APPOINTED KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- THREE BEDROOMS, BATHROOM
- COMBI GAS C/H
- LANDSCAPED GARDENS

£145,000





Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully presented three bedroom semi detached house. A good sized garden plot landscaped to provide pleasant outside space. Internally the house comprises entrance hall, a well appointed kitchen, spacious lounge/dining room, three bedrooms, a family bathroom. A landscaped paved rear garden, outbuilding & W.C A paved frontage leading to the corner plot garden area. Gas central heating and double glazing. The property is located within easy access to all amenities, for shopping schools etc as well as rail links in Kidsgrove & road links to the A500/A34/M6 network. We have a mining report available. Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST6 5NG. Turning in to Hallfield the property can be found at the head of the Cul De Sac, as identified by our for sale sign. Alternatively, you can park on Furlong Road and walk to the property.



MINING REPORT

Please be advised we are marketing for CASH BUYERS ONLY - As we hold a mine interpretative report from June 2024 which shows a 'disused mine shaft' within 20m of the property boundary. If there are any mortgage applicants, if you are interested, please do check with your mortgage lender to see if they have the option to lend on this. We can share a copy of this with any interested parties.

An excerpt from the report states:

In our opinion, the main building (as shown on the plan) is within the area likely to be affected if coal mining subsidence was to occur because of ground movement.

The statistical risk of the main building being damaged by subsidence however is very small.

In the unlikely event of your property being damaged by coal mining subsidence, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner to have the damage repaired.



ENTRANCE HALL

Entered through a UPVC door, window to the front elevation. Stairs to the first floor, tiled floor. Radiator.



KITCHEN

11' 5" x 10' 7" (3.48m x 3.23m)

Window to the rear elevation. A well appointed updated fitted kitchen with a range of wall and base units, single drainer sink unit, work surface. Built in oven, hob, tiled splash back area. Coving to the ceiling. Laminate flooring. Radiator. Door to a store cupboard.

LOUNGE/DINER

18' 5" x 13' 1" (5.61m x 3.99m)

Window to both the front and side elevations. Feature fireplace with inset fire. Coving to the ceiling. Laminate flooring, radiator.



FIRST FLOOR LANDING

Window to the side elevation. Cupboard housing the Baxi Duo Tec Combi Boiler. Access to the loft. Doors to:

BEDROOM ONE

10' 7" x 9' 8" (3.23m x 2.95m)

Window to the rear elevation. Coving to the ceiling. Radiator. Fitted wardrobes.

BEDROOM TWO

13' 1" x 11' 3" (3.99m x 3.43m)

Window to the both the front elevation. Radiator.



BEDROOM THREE

9' 10" x 6' 10" (3m x 2.08m)

Windows to both the front and side elevations. Laminate flooring. Radiator.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Radiator, electric shower.

EXTERNALLY

FRONT

Enclosed with fencing the generous garden is landscaped. Laid to lawn with shrub borders and a paved patio.

REAR

Enclosed garden area with block paving and a feature pond. Outbuilding which is tiled and houses a low level W.C.

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.

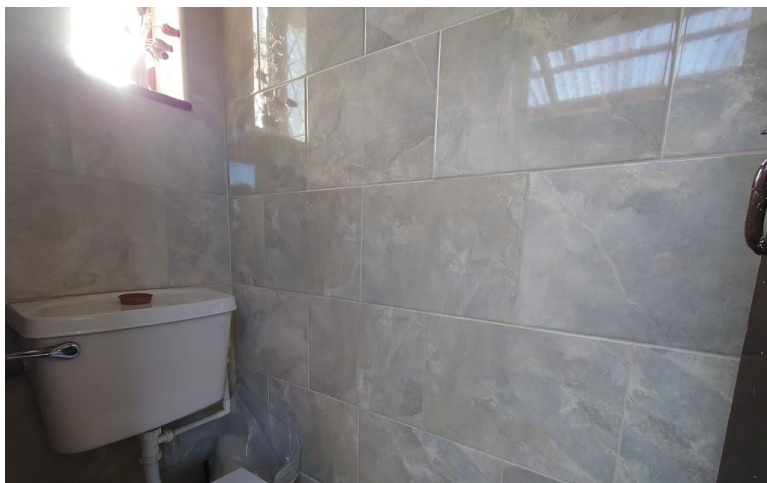
MORTGAGES

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 .

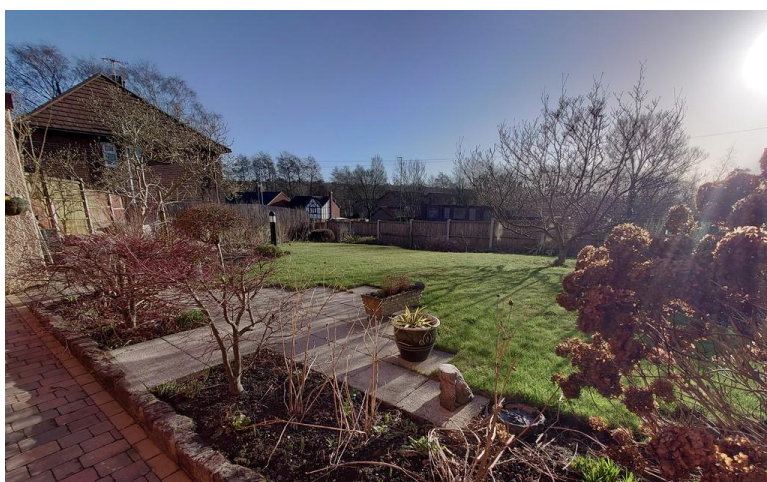




LOCAL AUTHORITY
Stoke On Trent City Council

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 73C Potential: 86B





Whilst every effort has been made to ensure the accuracy of the floor plan obtained from measurements of blocks, walls, 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 for search by any prospective purchaser or tenant.
 The services, systems, appliances, fixtures have not been tested and no guarantee as to their operation or efficiency can be given.
 Please visit House Builder.





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.
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 Made with Visual Builder

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
 enquiries@shawsandco.co.uk
 01782787840

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