



Westbourne Drive
Tunstall, ST6 5LZ

- ATTENTION INVESTORS!
- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN, SOLD AS SEEN
- REQUIRING MODERNISATION THROUGHOUT
- A CORNER PLOT, WITH A DRIVEWAY
- GARDENS TO THE FRONT, SIDE & REAR
- GAS CENTRAL HEATING & MODERN CONSUMER UNIT

£95,000





Property Description

INTRO

ATTENTION INVESTORS OR BUYERS LOOKING FOR A PROJECT! For sale with NO CHAIN - A three bedroom semi detached house REQUIRING FULL RE-MODERNISATION. This spacious property comes with fantastic potential, set on a corner plot and comprising entrance hall, lounge, spacious kitchen/dining room, three bedrooms and a 1st floor bath/shower room. Gas central heating from a Baxi combi boiler and benefiting from an updated electric consumer unit (with cert valid until 2026), and mostly single glazed timber windows throughout. A driveway for parking, small garden to the front and a rear garden with further potential. Please be advised the property is sold as seen and is in need of repair.

ENTRANCE HALL

UPVC front entrance door (requiring replacement), radiator.





LOUNGE

16' 3" x 10' 4" (4.95m x 3.15m)

UPVC double glazed window to the front. Radiator. Electric fireplace and surround. Coving to the ceiling. Door to:

KITCHEN/ DINING ROOM

19' 8" x 11' 6" (5.99m x 3.51m)

A fitted suite with base and wall mounted units, with worksurfaces, and in need of repair. Single drainer sink unit. UPVC rear access door and two windows to the rear, radiator. Tiled flooring. Spotlight track. Coving to the ceiling. Cupboard housing updated electrical consumer unit (with cert/check valid until 2026) and electric meter.



FIRST FLOOR LANDING

Cupboard housing Baxi gas combi boiler. Access to the loft.

BEDROOM ONE

13' 10" x 11' 7" reducing to 8'5 (4.22m x 3.53 m)

Window to the rear, radiator.

BEDROOM TWO

10' 10" x 10' 4" (3.3m x 3.15m)

Window to the front, radiator.

BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.62m)

Window to the front, radiator.



BATH/SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.68m)

Comprising a panelled bath, low level W.C and wash hand basin. Enclosed separate shower cubicle. Fully tiled walls and flooring. Frosted window to the rear. Radiator.

EXTERNALLY

FRONT GARDEN

Gated access with a paved pathway to the front door, with small laid to lawn garden area and shrub borders. Enclosed by fencing and small wall.

SIDE GARDEN/ DRIVEWAY

A concrete driveway for parking leads alongside the side of the house, enclosed by fencing.

REAR GARDEN

A rear garden area with further potential, currently having astro turf and paved areas, and enclosed by fencing.





ADDITIONAL NOTES

Please be advised the property is sold as seen, including all the contents in the garden, which would be down to the new owner to remove.

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 .

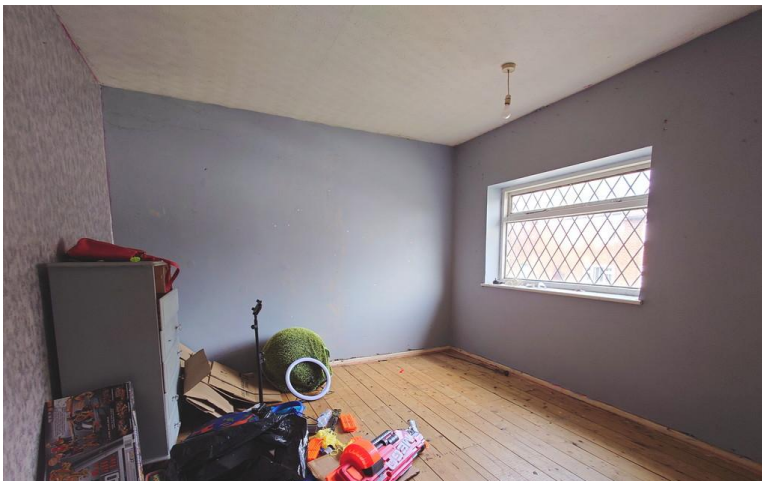
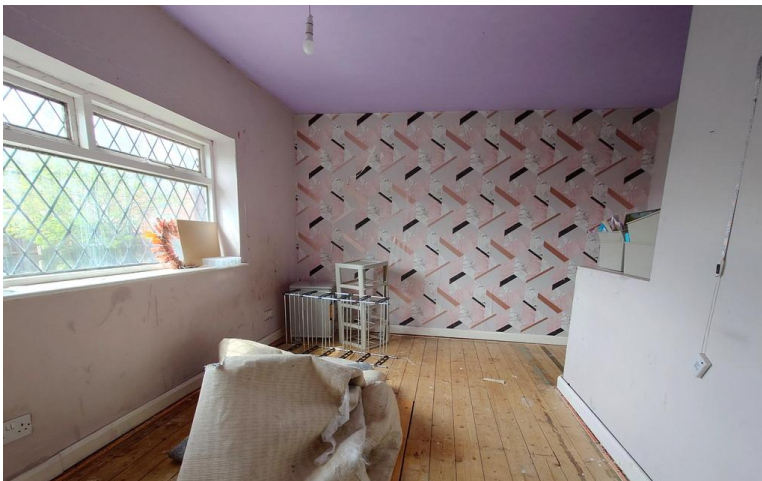
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 58D Potential: 81B





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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 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