



King William Street
Tunstall, ST6 6EG

- A MID TERRACED HOUSE
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- IDEAL FTB OR BTL
- NEARBY TO AMENITIES, SHOPS & TUNSTALL PARK
- RECENT GAS & ELEC SAFETY CERTS DONE

£89,950





Property Description

INTRO

IDEAL FTB OR BTL PURCHASE! Sold with NO CHAIN: A well presented two bedroom terraced house, two reception rooms, kitchen, ground floor bathroom, and the two double bedrooms. A forecourt to the front, and a paved rear yard area. UPVC double glazing & gas central heating - Recently done gas/electrical safety certificates. The property is located within easy access to daily facilities, Victoria Park & excellent road links to the A500 leading to the City & High Lane out to the Moorlands. Tunstall has a varied range of shopping & daily facilities, and benefits from having the popular Tunstall Park at the top of the road. The property is an opportunity for a first time buy/and/or for an investor, as the property may achieve approx £700- £725 PCM. Viewing essential !



DIRECTIONS

Proceed along Tunstall Northern Bypass, taking the first roundabout with The Brindley Grove in to A5271. Turn right at the next roundabout in to the Victoria Park Road, at the T junction proceed over the junction in to King William Street, where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed front door and windows. Door to;



DINING ROOM

11' 3" x 10' 5" (3.43m x 3.18m)

Front composite entrance door. A walk in bay window to the front, radiator. Laminate flooring. Concealed gas and electric new smart meters, and consumer unit. Door to useful understairs store area.

LOUNGE

12' 5" x 11' 3" (3.78m x 3.43m)

Window to rear, radiator.

KITCHEN

12' 11" x 6' 7" (3.94m x 2.01m)

Comprising fitted base and wall cupboard units, with worksurfaces over. Built in eye level Zanussi electric oven/grill. Separate gas hob with extractor hood above. Single drainer sink unit. Recessed spotlights to the ceiling. Window to side. Space for tall fridge freezer. Glazed side external entrance door. Access to loft.



GROUND FLOOR BATHROOM

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

Comprising a Jacuzzi panelled bath, low level W.C, wash hand basin, splash back tiling to the walls. Window to side.

FIRST FLOOR LANDING

Lower ceiling with recessed spotlights.



BEDROOM ONE

12' 5" x 11' 3" (3.78m x 3.43m)

Window to rear, radiator. Door to store cupboard, also providing access to the loft.

BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.18m)

Window to front, radiator.

EXTERNALLY



FRONT

A paved patio forecourt to the front, being gated and enclosed by a wall.

REAR

A paved rear yard, being enclosed with a wall and gate.

OUTBUILDING

5' 7" x 5' 1" (1.7m x 1.55m)

A useful brick outbuilding with pitched tiled roof. UPVC access door. Housing Vaillant Eco Tec Pro 28 gas combi boiler. Space/plumbing for a washing machine, wall cupboard, and useful for storage.



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.

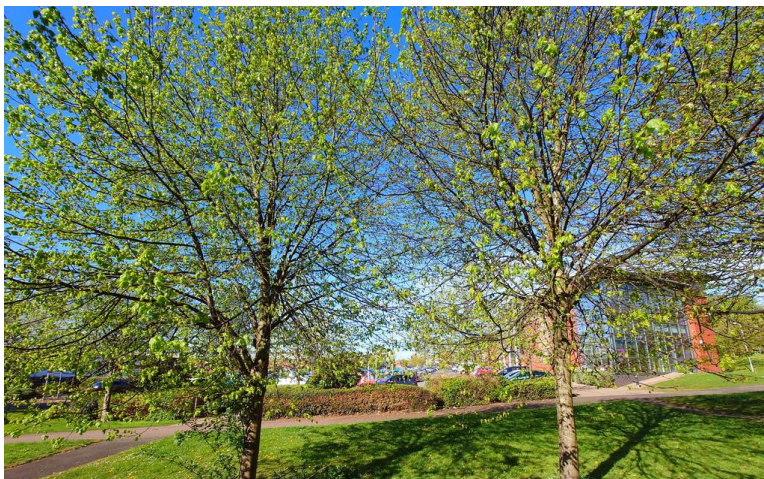
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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.

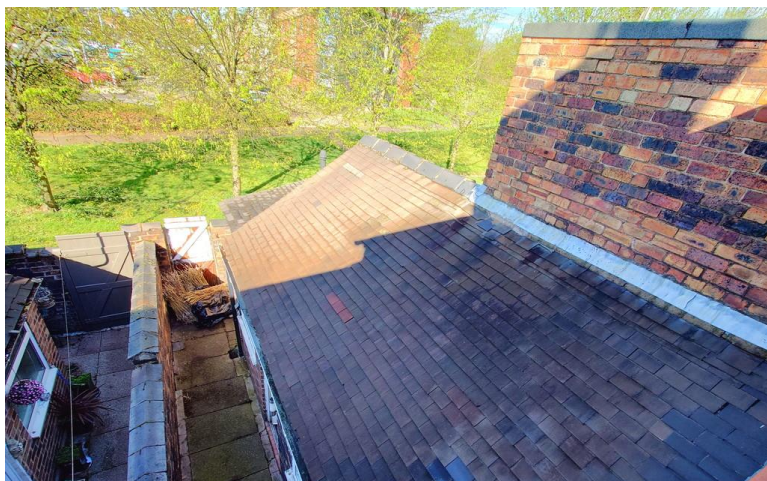


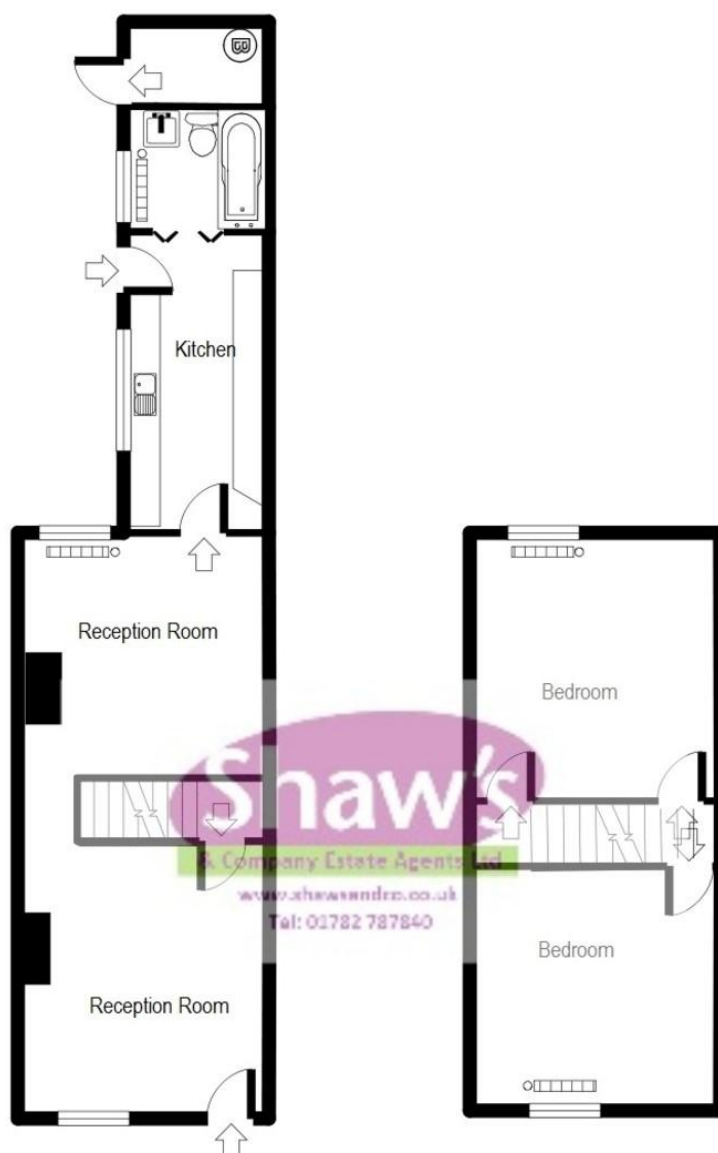


LOCAL AUTHORITY
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 70C Potential: 88B





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.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

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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