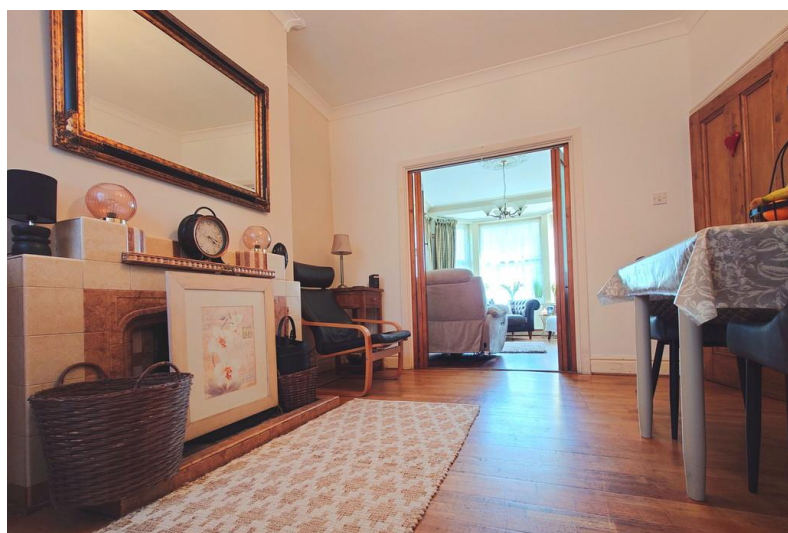


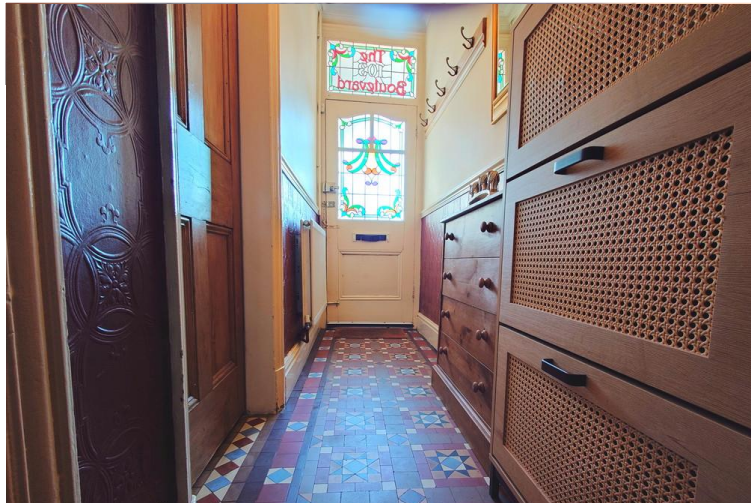


The Boulevard Tunstall, ST6 6BD

- VICTORIAN CHARACTER HOUSE
- ORIGINAL FIREPLACES & COVING
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- HIGH CEILINGS, SPACIOUS ROOMS
- PAVED REAR YARD & ACCESS
- ON THE DOORSTEP TO TUNSTALL PARK
- HIGHLY CONVENIENT LOCATION

£125,000





Property Description

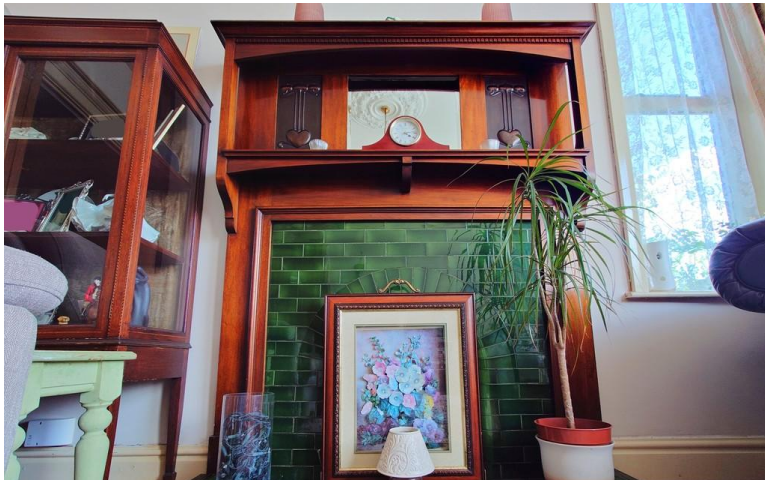
INTRO

A beautifully presented Victorian Character property - Boasting many original features! This spacious home, sits right on the doorstep of Tunstall Park, and comprises of entrance hall with Minton flooring, lounge, dining room, kitchen, utility room, ground floor cloaks/W.C, and to the first floor are the TWO BEDROOMS and family bathroom. A paved patio rear garden, leads to rear access, where the vendor uses for parking. UPVC double glazing and gas central heating. Viewing essential!

DIRECTIONS

Please use postcode ST6 6BD for Sat Nav/Google Maps. On The Boulevard, the property sits near the corner of Victoria Park Road, as identified by our For Sale sign.

ACCOMMODATION



ENTRANCE HALL

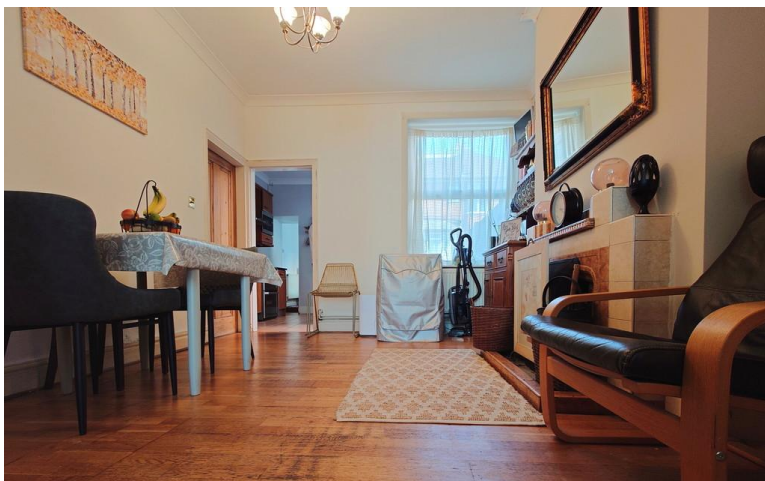
11' 8" x 3' 1" (3.56m x 0.94m)

Entered via a stained glass front door, with stained glass window above. Original Minton tiled flooring. Radiator. Staircase to the first floor. Access to both reception rooms.

LOUNGE

14' 9" x 10' 5" (4.5m x 3.18m)

Bay window to the front, and window to the side allowing lots of natural light. Radiator. Original open coal feature fireplace and surround. Coving to the ceiling and feature ceiling rose. Laminate flooring.



DINING ROOM

13' 1" x 10' 1" (3.99m x 3.07m)

Window to the rear, radiator. Original open coal feature fireplace and surround. Coving to the ceiling and feature ceiling rose with light fitting. Laminate flooring. Door to useful understairs store area, also having electric consumer unit and meter. Door to:

KITCHEN

10' 11" x 9' 1" (3.33m x 2.77m)

A range of base and wall mounted cupboard units with worksurfaces over. Feature inset chimney breast cupboard. Feature clothes hanging rail. Single drainer sink unit. Splash back tiling. Window to the rear. Tiled flooring. Electric oven/grill with induction hob and extractor over. Space for tall standing fridge freezer and space for washing machine. Vaillant gas combi boiler. UPVC rear access door. Door to:



UTILITY

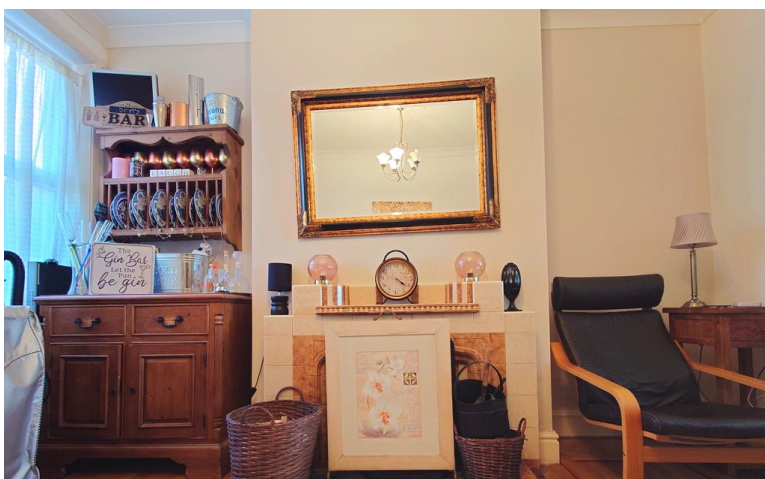
5' 4" x 5' 3" (1.63m x 1.6m)

Timber window to the side. Tiled flooring. Space and plumbing for washing machine/dryer. Radiator. Door to:

CLOAKS/ W.C

5' 2" x 2' 5" (1.57m x 0.74m)

Small timber window to the rear. High level W.C.



FIRST FLOOR LANDING

BEDROOM ONE

14' 1" x 12' 2" (4.29m x 3.71m)

Windows to both the front and side, radiator. Coving to the ceiling. Original feature fireplace.

BEDROOM TWO

13' 1" x 8' 10" (3.99m x 2.69m)

Window to the rear, radiator. Original feature fireplace. Loft access via pull down ladder:



LOFT AREA

13' 11" x 12' 7" (4.24m x 3.84m)

A fully boarded loft, with laminate flooring, spotlights to the ceiling and a Velux window. Further storage to the eaves.

BATHROOM

10' 11" x 8' 7" (3.33m x 2.62m)

Comprising of a free standing pedestal bath, newly fitted low level W.C and wash hand basin. Separate shower cubicle with Triton electric shower. Cushion flooring. Frosted window to the rear.



EXTERNALLY

FRONTAGE

Enclosed by a wall, and with a shrub border. Paved pathway to the front door.

REAR GARDEN

A paved patio rear garden, fully enclosed with newly fitted fencing. Gate to the rear access, which our vendor has right of way access as per the title plan.

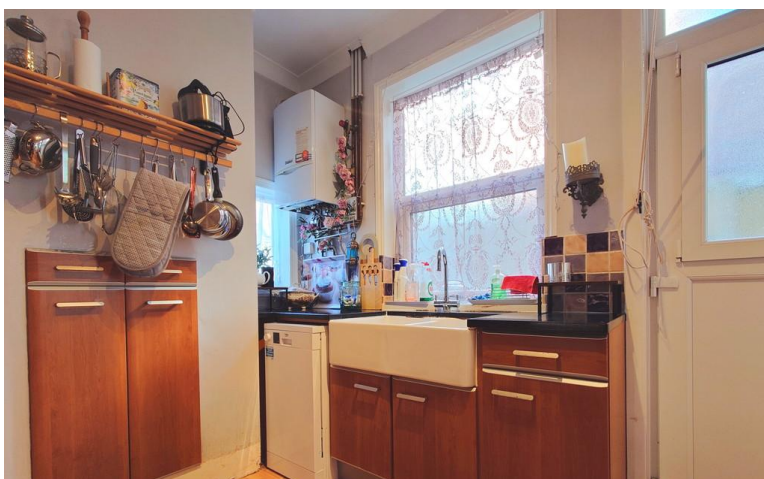
VIEWING ARRANGEMENTS

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 .

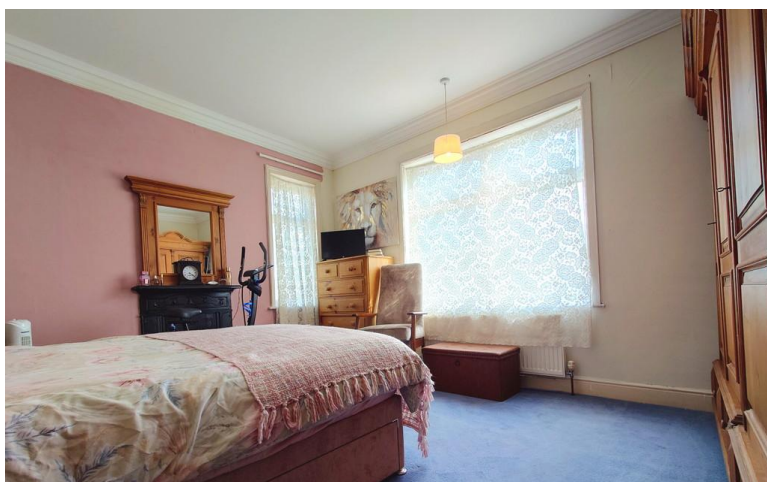
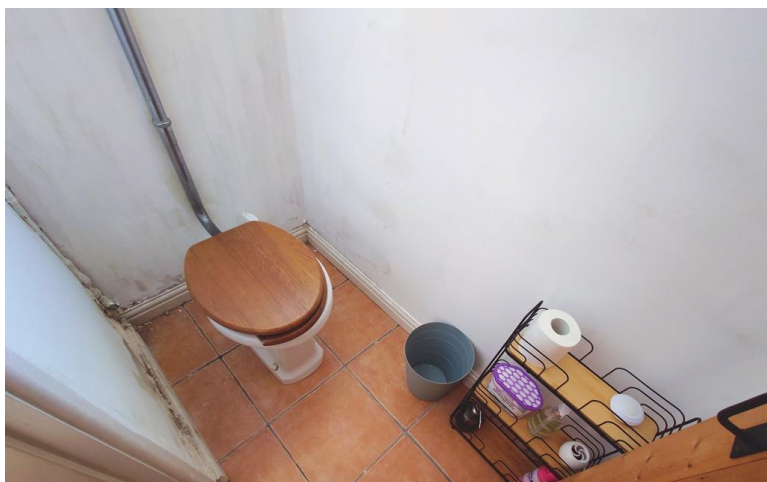
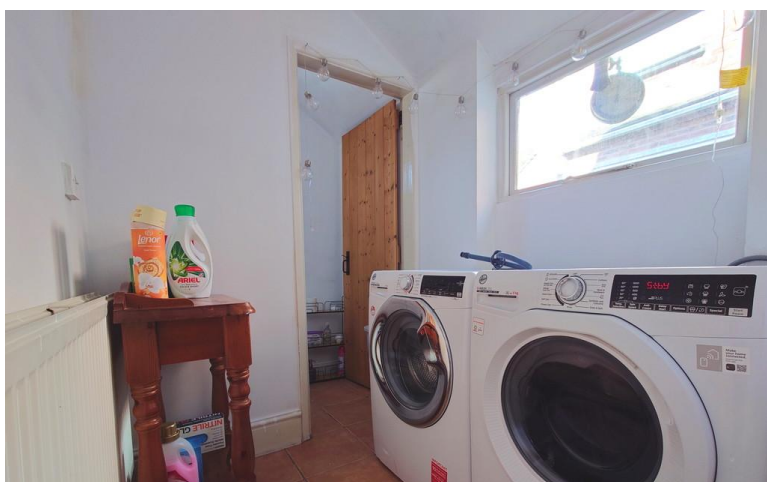
LOCAL AUTHORITY

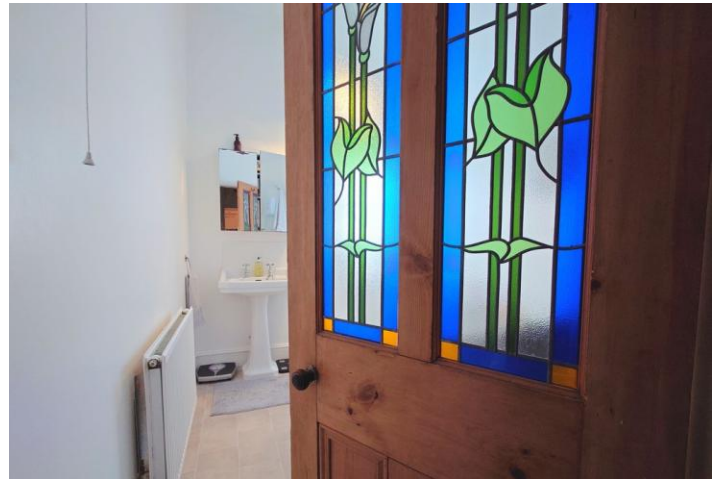
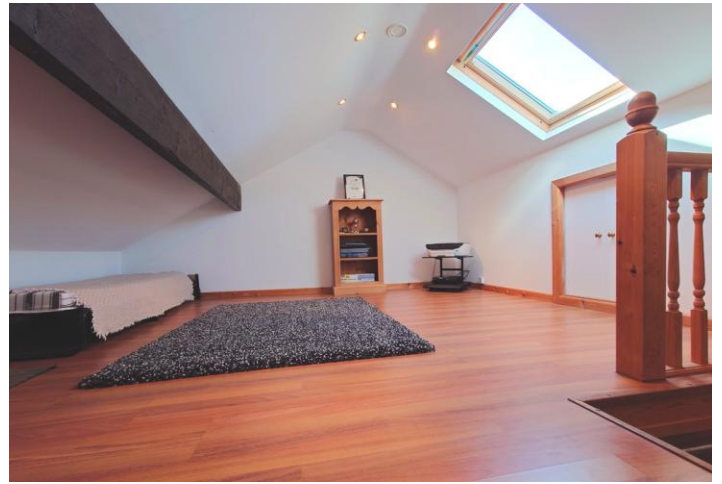
Stoke-on-Trent City Council.

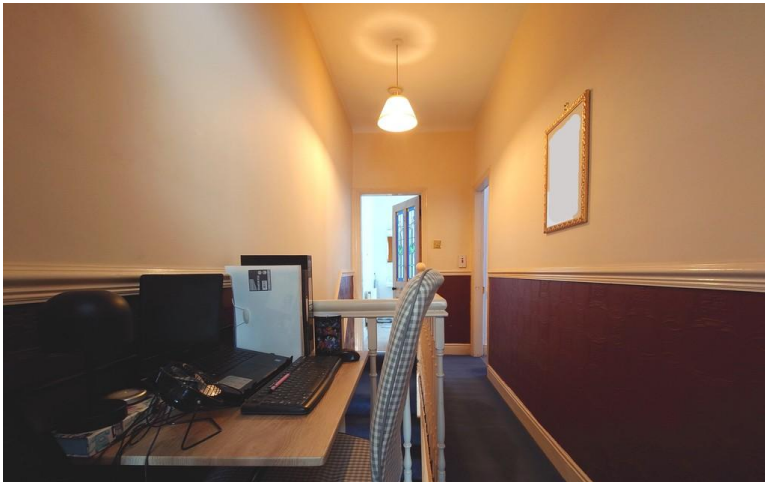
COUNCIL TAX BAND A

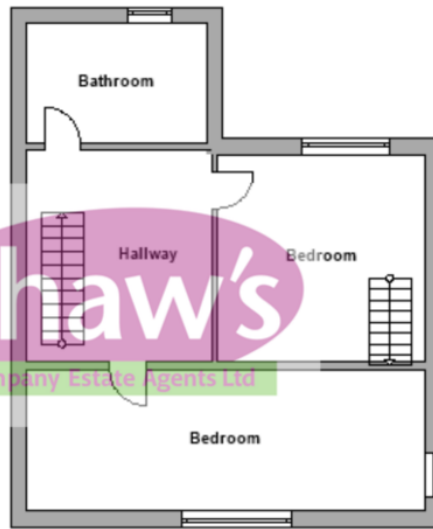
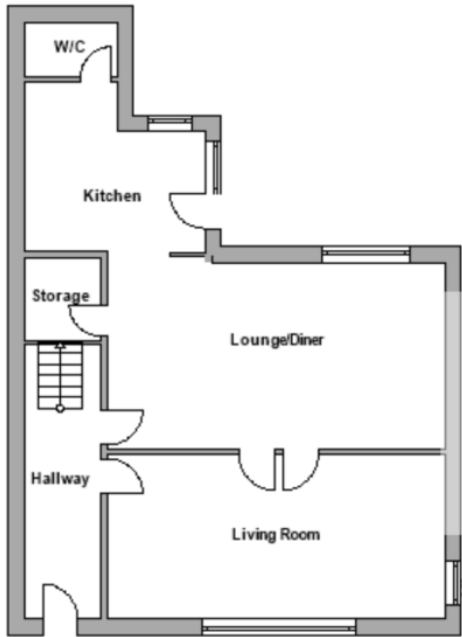
EPC RATING (PDF available online)

Current: 46E Potential: 72C









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