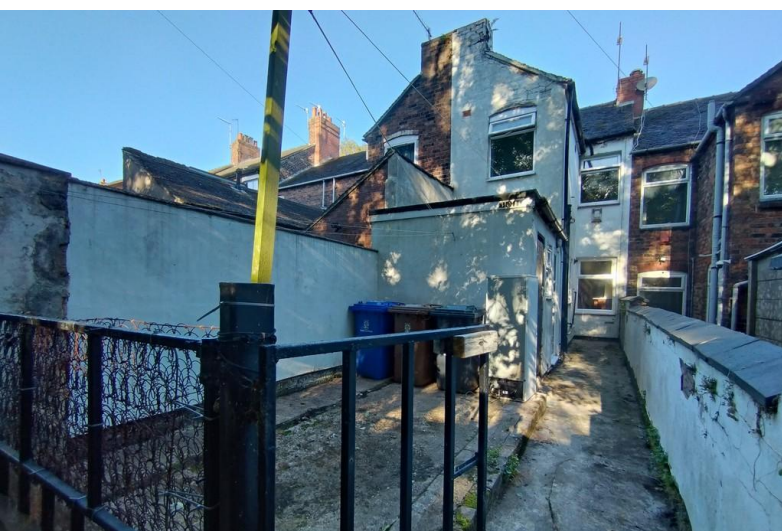




## Furlong Road Tunstall, ST6 5UP

- TWO BEDROOM TERRACE
- WITH FURTHER POTENTIAL
- NO CHAIN
- REQUIRES COSMETIC ATTENTION
- UPVC, D/G, GCH
- TWO RECEPTION ROOMS
- KITCHEN, REAR HALL, W.C
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM

**£76,500**







## Property Description

### INTRO

A two bedroom terrace house with further cosmetic potential, offered For Sale with no chain making an ideal first time buy or a purchase for a landlord investor, comprising two reception rooms, a kitchen (required updating) two double bedrooms, a first floor bathroom with a separate shower. Externally a rear yard area. UPVC double glazing & gas central heating. The property is within easy access to all amenities, good road links to the A500 Viewing essential (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 5UP . Turn off St. Micheals Road and in to Furlong Road, the property can be found on the left hand side, as identified by our for sale sign.

### ENTANCE LOBBY

Entered through a timber door. Door to:

### LOUNGE



11' 2" x 11' 1" (3.4m x 3.38m)

Window to the front elevation. Radiator.

#### DINING ROOM

15' 3" x 11' 2max" (4.65m x 3.4m)

Window to the rear elevation, radiator, stairs to the first floor.

#### KITCHEN

13' 1" x 6' 4" (3.99m x 1.93m)

With further potential to update. Window to the side elevation. A range of wall and base units, one and half bowl sink, work surface. Wall mounted Ideal Esprit Eco gas central heating boiler. Door to:

#### REAR HALL

UPVC side access door.

#### CLOAKROOM

Window to the side elevation. Low level W/C.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

11' 3" x 11' 2" (3.43m x 3.4m)

Window to the front elevation, radiator.



#### BEDROOM TWO

12' 2" x 8' 3" (3.71m x 2.51m)

Window to the rear elevation, access to the loft, radiator.



#### BATHROOM

12' 1" x 6' 4" (3.68m x 1.93m)

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

#### EXTERNALLY

#### REAR

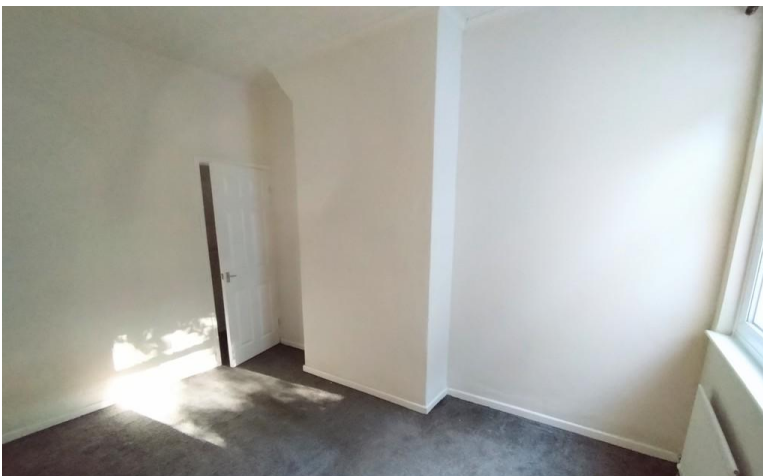
Paved rear yard.

#### VIEWING ARRANGEMENTS

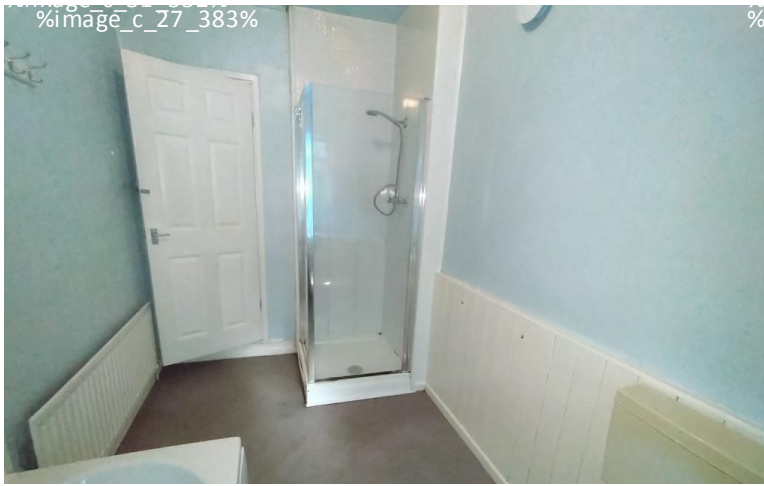
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

#### 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: Potential: