



Ladywell Road, Tunstall, Stoke-on-Trent

£90,000



Freehold | EPC rating: D

- No Chain
- Three bedrooms
- Lots of Storage

- Investment Property
- Bathroom with separate WC
- Resident Parking

BELVOIR!

Property is personal

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Description

A THREE BEDROOM townhouse property in the residential area of Tunstall. One thing this house isn't short of is STORAGE SPACE!

Only a short walk to the TOWN CENTRE and Westport Lake Visitor Centre where you will find canal walks and a childrens playground. Also has the convenience of being on the doorstep to all major road routes e.g. A500, M6, and the local bus route makes it easy to reach Hanley city centre for retail shopping!

ONE RECEPTION ROOM, KITCHEN/DINER, THREE BEDROOMS and FAMILY BATHROOM and SEVERAL STORAGE CUPBOARDS. Ideal first time buyer or investor property.

Gas Central Heating, radiators and double glazed windows. Please see our 360 degree virtual tour and call for a face to face viewing!

Tenure - Freehold, Council Tax Band: A (Stoke on Trent city Council), EPC Rating: D

Floorplan



Rooms

Front Garden Approach the home via the front garden laid to lawn.

Entrance Hall - 1.21 x 0.92m

The entrance hall welcomes you in, with access to living room, kitchen and the staircase.

Living Room - 3.21 x 4.39m

A bright and airy living room with white walls and laminate flooring. Lots of space for sofa, coffee table and media unit.

Storage cupboard A handy area for storing items out of the way.

Kitchen 2.92 x 5.36m

A host of beech coloured kitchen cabinetry, space for freestanding cooker, washing machine and fridge freezer. Breakfast counter. Housing the gas combi boiler. Space for a dining table and chairs. Door to the rear.

Pantry Near the kitchen, this additional area could be used as a pantry for dry food items.

Understairs Storage Another useful area to tidy away cleaning appliances.

Stairs and Landing

Up the carpeted stairs to the landing leading to all 3 beds and family bathroom.

Bedroom 1 - 2.95 x 3.58m

A master bedroom, large enough for double bed and other furniture. Blue floral wallpaper adorn the walls and a large window lets light in.

Storage cupboard

Yes you guessed it! Another storage cupboard! Ideal as a wardrobe.

Bedroom 2 - 3.28 x 2.71m

A double bedroom with a lime green floral paper. This space is ready for you to move your furniture in.

Bedroom 3 - 2.43 x 2.63m

Currently a child's single bedroom, this room benefits from a built in storage cupboard/wardrobe to maximise space!

Storage cupboard/Wardrobe Already with hanging rail to hang your clothes.

Bathroom - 1.48 x 1.78m

The family bathroom could benefit from some modernisation. Consisting of bathtub and sink.

Separate WC - 1.52 x 0.86m

The toilet is housed in this separate WC positioned next to the main bathroom.

Parking Residents parking to the rear of the property.

We believe the property is of standard construction but with flat roof and asphalt cladding. The current owners bought the property from the Council. No EWS (External Wall System) Certificate is in place. If a buyer is interested in getting a mortgage for the property, please let us know and we will discuss with seller regarding getting this certificate in place.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 100 Mbps upload speed with Virgin Media and Openreach and the mobile checker shows likely outdoor network with major mobile phone providers EE, Three, O2 and Vodafone. Indoor networks may be more limited so please check with your mobile provider.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Photographs



Map



Notes

<https://www.belvoir.co.uk/stoke-on-trent-estate-agents/>