



Beckton Avenue, Tunstall, Stoke-on-Trent

£135,000



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Freehold | EPC rating: D

- No Chain
- Perfect first home
- Popular location

- Ready to move into
- Investment property
- Abundance of amenities

BELVOIR!

Property is personal

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Description

*****NO CHAIN SALE***** Belvoir are **delighted** to bring to the market this **two bedroom family home** in Tunstall. If you're looking for convenience, this property is for you. Situated in a popular **residential area** mere minutes from **St Wilfrid's Catholic Academy** and just off the A50 linking **nearby towns**. Also only a stones throw from all the amenities you could wish for including a primary care centre, restaurants, retail outlets and industrial units.

Briefly comprising front and rear gardens, hallway, living room, kitchen diner, utility, ground floor WC and store room, two bedrooms and a family bathroom.

Take a look around using our Virtual tour and call to book your in person viewing.

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

Photographs



Rooms

Hallway - 1.69 x 1.33m

Upon entering the hallway via the part glazed UPVC front door you'll be warmly welcomed home. With modern bright decoration and laminate flooring underfoot it's the perfect place to remove shoes before heading through to the rest of the property.

Living Room - 3.31 x 4.64m

Allow yourself to be drawn into the living room, a fantastic space to relax and unwind. A large bay window overlooking the front garden fills the room with natural light while also forming extra space in an already good-sized room. Decorated in popular modern colours with laminate flooring underfoot you'll have no problem arranging your furniture around the feature fireplace for sure.

Kitchen Diner - 2.13 x 4.98m

Into the kitchen now with white high gloss wall and base units, an integrated electric oven, four ring hob and extract over, and a stainless-steel sink and drainer. There is ample room for a dining table and chairs and additional storage discretely and cleverly utilising the space under the stairs. Dual aspect glazing and the door to the rear garden keep the room bright and airy while flowing nicely into garden, perfect for summertime socialising.

Utility - 1.35 x 2.22m

Another example of brilliantly utilised space here in the form of the utility. Currently home to the washer and dryer saving space and clutter in the kitchen. With a further storeroom or pantry there's plenty of room for a free-standing fridge freezer, for shelving/use as a pantry, for storing cushions from the patio furniture or even for the Hoover, mop and ironing board.

Ground floor WC - 1.47 x 0.81m

Finishing off the tour of the ground floor, a sought-after feature for any home buyer is a ground floor toilet for guests.

Landing - 1.84 x 2.04m

The carpeted stairs and modern panel effect wallpaper transport you to the upper floor where from the landing you can access the two bedrooms, the family bathroom and the loft access hatch overhead.

Front Bedroom - 3.36 x 5.12m

Stepping into the front bedroom you are truly spoilt with the possibilities for furniture in size, layout and type. More than big enough for a king-size bed, bedside tables, fitted or free-standing wardrobes and drawers and still plenty of room. Two sets of windows overlook the front of the property while a neutral colour palette and soft carpet finish the room.

Rear Bedroom - 3.33 x 2.87m

Into the second bedroom now, perfect for young children with a single bed or set of bunks and some drawers or space to play. Alternatively, as is its current purpose, a dressing room come home office.

Bathroom - 1.40 x 1.98

Our last stop inside the property brings us to the bathroom with a three-piece suite comprising a shower, enclosure and tray, a vanity hand basin and a toilet. Fully tiled walls, vinyl floor and a frosted window finish the space.

Externally

To the front of the property, you'll find a concrete footpath and a garden area with various plants and shrubs. If required and with the relevant permissions, you could follow the neighbours lead and form a driveway for off-road parking.

The main entrance can be found to the side of the property following the concrete footpath.

Beyond the main entrance you'll find a gate to the rear garden with decked and slab patios, a secure enclosed lawn garden and space for a shed.

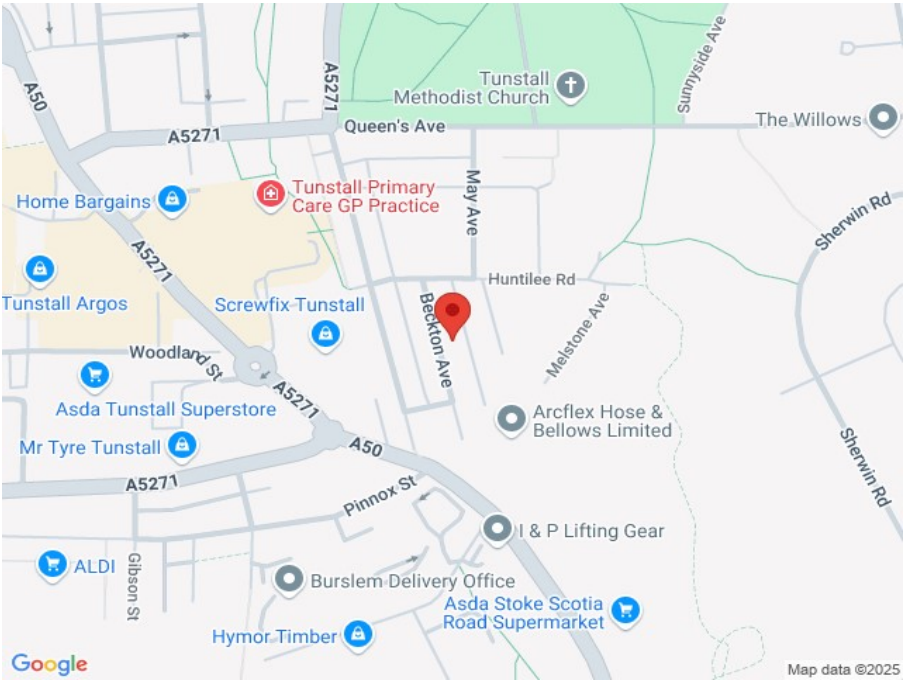
According to Ofcom's broadband checker, Highest available download speed is Ultrafast 1000Mbps. Highest available upload speed is Ultrafast 800Mbps. There should be upload speed with Virgin Media, Openreach and VX Fiber. The mobile checker shows limited indoor coverage and likely outdoor coverage with O2, Vodafone, Three and EE.

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.

Floorplan



Map



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