



Gibson Street, Stoke-on-Trent

£100,000



 3
  1
  2

Freehold | EPC rating: E

- No Chain
- Private Courtyard Garden
- Close to schools, shops and bus

- Three Bedrooms
- Great Investment Opportunity
- Downstairs WC

BELVOIR!

Property is personal

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Description

DON'T MISS OUT on this **chain-free, three-bedroom** terraced property in Tunstall! Just steps from **shops, schools, and bus routes** – everything you need is right here. A perfect **investment opportunity** or ideal for **first-time buyers**!

This property comprises **two double bedrooms** and a **single room**, **two reception rooms**, a convenient **downstairs WC**, and a **private courtyard garden**.

Take a look around this property via the **360 Virtual Tour** and call **TODAY** to book your in person viewing.

EPC Rating- E

Council Tax Band- A (Stoke-On-Trent Council)

Mobile coverage - Three, Vodafone, EE, O2

Highest available Download Speed – 1000Mbps

Highest available upload Speed – 100Mbps

Photographs



Dining Area (10'9" X 11'6") (3.30M X 3.52M)

As you enter the property, you're welcomed by the dining area – a perfect space to enjoy family meals. The white wallpaper creates a bright and inviting atmosphere, with plenty of room for additional household furniture as well as a shoe rack or coat stand for added convenience.

Hallway

The hallway offers easy access to both the dining area and living room, and includes a spacious storage cupboard – perfect for keeping everyday essentials neatly tucked away.

Living Room (11'11" X 11'6") (3.65M X 3.51M)

The spacious living room is perfect for a cosy night in, with ample space for two sofas and additional furniture. While it's in need of some decoration, it offers a blank canvas to truly make it your own and add your personal touch.

Kitchen (11'0" X 5'11") (3.36M X 1.80M)

The kitchen offers a good range of cupboards and drawers, making life easier with plenty of storage. There's also space for a fridge/ freezer, an oven and hob, plus plumbing for a washing machine.

Utility Storage (4'11" X 5'1") (1.51M X 1.57M)

The utility storage area, which separates the downstairs WC from the kitchen, is a great space to keep things neat and tidy, helping you stay organised and clutter-free.

WC (2'8" X 5'3") (0.84M X 1.60M)

The downstairs WC adds practicality, making it convenient when hosting friends and family.

Landing (2'7" X 2'6") (0.81M X 0.77M)

The landing provided easy access to all bedrooms and bathroom.

Bedroom One (10'10" X 11'10") (3.31M X 3.62M)

Bedroom one easily accommodates a double bed and welcomes you with a bright, airy feel thanks to a large window that lets in plenty of natural light. There's also enough space for additional furniture such as a wardrobe and a set of drawers.

Bedroom Two (11'8" X 11'6") (3.56M X 3.51M)

Bedroom two is also a double, offering the same spacious comfort as bedroom one. It features a door that provides easy access to both the bathroom and bedroom three.

Bathroom (8'1" X 5'4") (2.47M X 1.63M)

The three-piece bathroom includes a shower/bathtub, sink, and WC. The white tiles create a fresh and modern atmosphere.

Bedroom Three (10'9" X 7'0") (3.28M X 2.13M)

Bedroom three is the smallest room but comfortably accommodates a single bed and space for a set of drawers. It also offers great potential as a home office, making work-from-home days a breeze. This room appears to form a flying freehold over the neighbouring property. Belvoir understand that the property was built this way and that the appropriate documentation and indemnities will be available as part of the conveyancing.

Garden

The private courtyard garden offers ample space for a table and chairs- perfect for soaking up the sun on a summers day.

Parking

The property provides on-street parking.

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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information, simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of up to 20% (inc VAT) of the mortgage commissions earned by the Mortgage Advice Bureau, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Goddard Dunbar, McQuades, Charltons solicitors or Knights solicitors. We may receive a fee of up to £180 (inc VAT), if you use their services. If you require a removals firm, we can refer you to Move My Stuff. We may receive a fee of up to 10% of the invoice value, if you use their services.

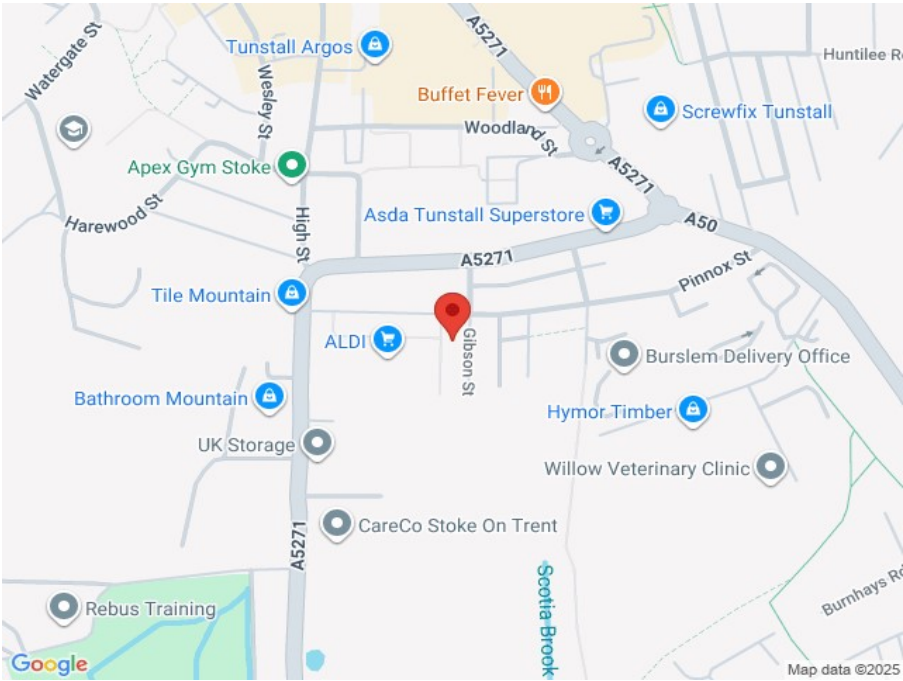
More photographs



Floorplan



Map



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