



## 23 Hoskins Road Tunstall, Stoke-On-Trent, ST6 5NE

Hakuna Matata! What a wonderful phrase, Hakuna Matata!..... It means no worries for the rest of your days! Well my happy home hunters, be rest assured I will take all the worry out of your property search, as this beautiful semi detached property on Hoskins Road has it all. The spacious accommodation on offer comprises a large lounge, modern kitchen/diner, three fantastic sized bedrooms and contemporary family bathroom with seperate W.C. Externally the property benefits from off road parking and a lawned rear garden with raised paved seating area. Located in the popular area of Tunstall, walking distance to amenities and Tunstall park. Sold with no upward chain.....Its a problem free philosophy! Hakuna Matata! Call to book your viewing today.

**£145,000**

# 23 Hoskins Road

Tunstall, Stoke-On-Trent, ST6 5NE



- IMMACULATE SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- LAWNED REAR GARDEN
- LARGE LOUNGE
- FAMILY BATHROOM WITH SEPERATE W.C
- POPULAR LOCATION
- MODERN FITTED KITCHEN/DINER
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

12'8" x 2'8" (3.87 x 0.83)

A double glazed entrance door leads from the front with a side access door leading to the rear garden. A double glazed window overlooks the side aspect. Radiator. Stairs leading to the first floor.

### Lounge

12'9" x 11'6" (3.89 x 3.51)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television point. Radiator.

### Kitchen/Diner

18'0" x 8'5" (5.50 x 2.59)

Two double glazed windows overlook the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric cooker and hob with cooker hood above. Space and plumbing for

fridge/freezer and washing machine. Storage cupboard housing central heating boiler. Radiator. Space for table and chairs.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Radiator.

### Bedroom One

9'10" x 9'1" (3.00 x 2.77)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

12'3" x 6'5" (3.74 x 1.96)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

9'6" x 8'0" (2.92 x 2.45)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

## Bathroom

7'9" x 5'4" (2.37 x 1.63)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over and vanity hand wash basin. Fully tiled walls and radiator.

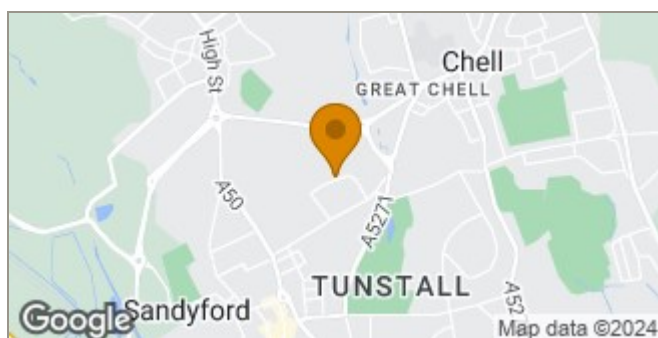
## Seperate W.C

4'9" x 2'3" (1.46 x 0.69)

A double glazed window overlooks the side aspect. Fitted with a low level W.C.

## EXTERIOR

To the front there is a paved driveway with lawned area and gravelled border. The rear garden can be accessed via a side gate and is laid mainly to lawn with a paved pathway leading to a raised seating area. Brick built garden shed with power and lighting.

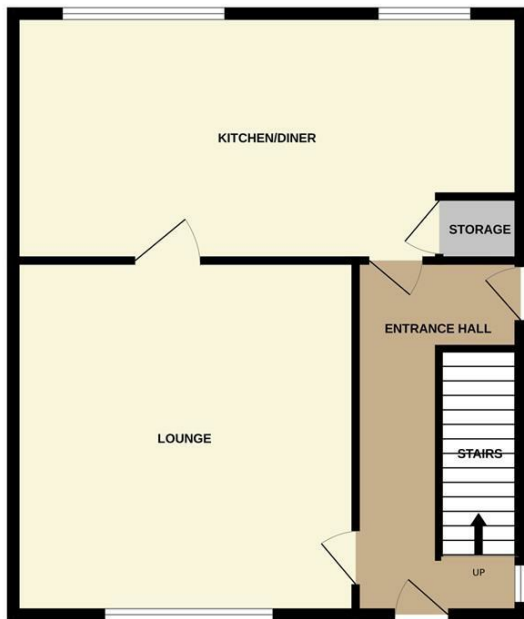




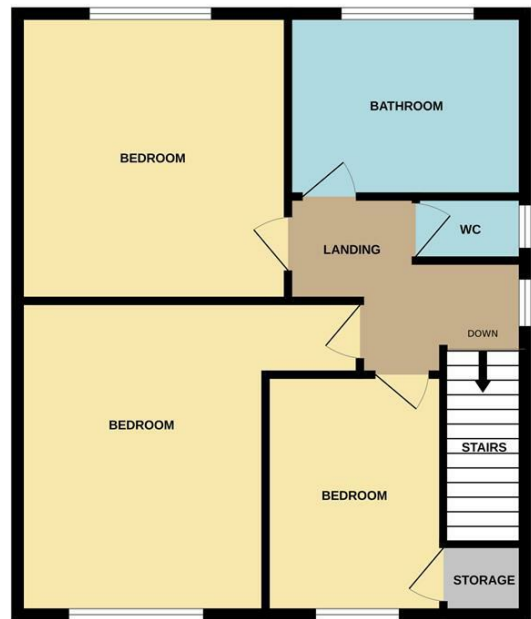


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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