



## 140 Sunnyside Avenue Tunstall, Stoke-On-Trent, ST6 6DZ

From the SUNrising unto the SUNs setting you will rejoice, as you set your sights on this fantastic semi-detached Victorian home. As soon as you step inside, you are greeted by the character and quintessential charm you would expect from such a home. Spacious and beautifully maintained throughout, this home is located on the popular street; Sunnyside Avenue in Tunstall. The accommodation on offer, is spread over two floors maintaining its original features. To the ground floor, you will find two large reception rooms with feature bay windows, study, modern fitted kitchen and cloakroom. To the first floor you will find four double bedrooms, bathroom and separate shower room. Externally, to the front you are welcomed by a private driveway surrounded with mature trees. To the rear, you will find a double garage and a large well established garden. There is nothing not to love about this property, so we invite you to come inside and bask in its glory! What you waiting for, call us today.

**Offers in the region of £360,000**



# 140 Sunnyside Avenue

Tunstall, Stoke-On-Trent, ST6 6DZ



- SPACIOUS SEMI DETACHED PERIOD PROPERTY
- FOUR GOOD SIZED BEDROOMS
- LARGE ENCLOSED REAR GARDEN AND GARAGE
- LOUNGE, DINING ROOM & STUDY
- BATHROOM, SHOWER ROOM AND CLOAKROOM
- PERFECT CHARACTER PROPERTY WITH ORIGINAL FEATURES
- MODERN FITTED KITCHEN WITH BELFAST SINK
- AMPLE OFF ROAD PARKING TO THE FRONT
- CLOSE TO SCHOOLING AND AMENITIES

## GROUND FLOOR

### Entrance Hall

19'7" c 6'9" (5.98 c 2.08)

Door to the front aspect, radiator and under-stair storage cupboard. Original Minton tiled flooring and wall panelling. Stairs to the first floor.

### Cloakroom

8'0" x 3'8" (2.45 x 1.14)

A double glazed window to the front aspect. Fitted with a suite comprising of low level W.C and wash hand basin with vanity unit. Tiled walls. Storage cupboard housing boiler.

### Dining Room

14'9" x 11'8" (4.52 x 3.56)

A double glazed bay window to the front aspect. Radiator.

### Lounge

17'8" x 12'9" (5.41 x 3.90)

A double glazed bay window overlooks the rear aspect. Open fireplace and radiator.

### Kitchen

12'8" x 10'7" (3.88 x 3.25)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with Belfast sink. Coordinating work surface areas and partly tiled walls. Integrated appliances include fridge/freezer, washing machine and dishwasher. Space for a gas cooker.

### Study

14'7" x 10'11" (4.45 x 3.35)

A double glazed window to the side and rear aspect and door to the rear garden. Radiator.

## FIRST FLOOR

### First Floor Landing

21'7" x 6'8" (6.60 x 2.04)

Stairs from the ground floor with a double glazed window to the front aspect. Radiator and loft access hatch.

### Bedroom

13'10" x 12'6" (4.23 x 3.82)

A double glazed window to the front aspect. Radiator.

### Bedroom

14'4" x 13'1" (4.39 x 3.99)

A double glazed window to the rear aspect. Radiator.

### Bedroom

10'5" x 9'4" (3.18 x 2.85)

A double glazed window to the side aspect. Radiator.

### Bedroom

14'8" x 7'10" (4.48 x 2.40)

A double glazed window to the rear aspect. Radiator.

### Bathroom

7'9" x 6'8" (2.38 x 2.04)

A double glazed window overlooks the side aspect. Fitted with a suite

comprising of a bath with shower overhead, Low level W.C , wash hand basin, radiator and fully tiled walls. Airing cupboard.

### Shower Room

6'7" x 2'5" (2.02 x 0.76)

A double glazed window to the side aspect. Shower cubicle and fully tiled walls.

## EXTERIOR

To the front of the property there is a tarmac driveway, lined with mature trees. To the rear, the garden is laid to lawn, with a paved patio, mature trees and shrubs. Outbuilding.

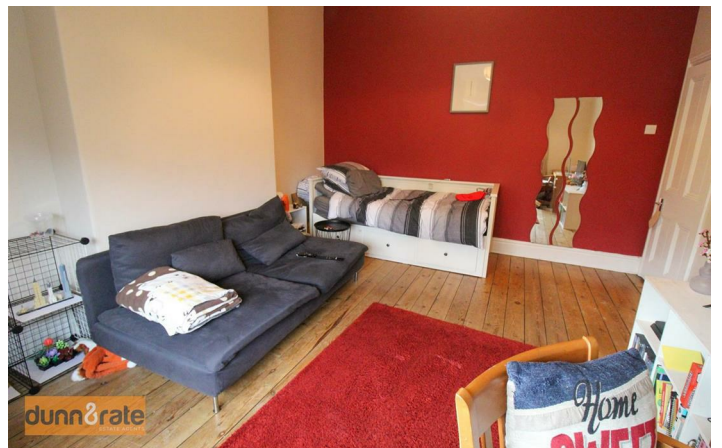
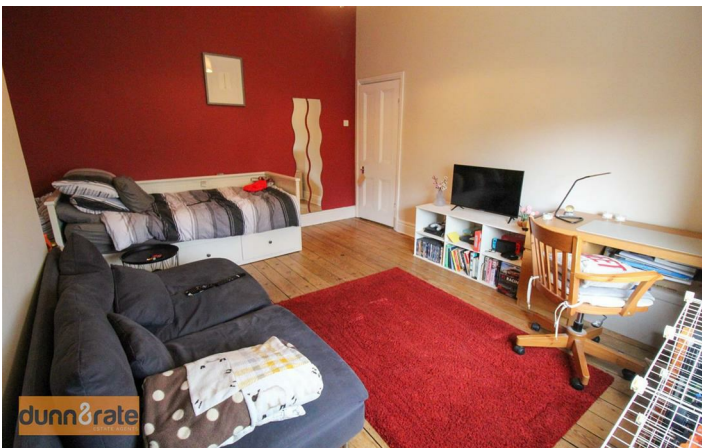
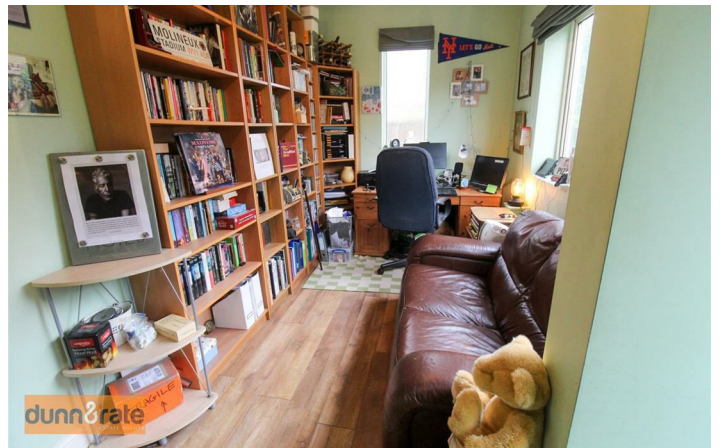
Please Note there are Tree Preservation Orders on the trees.

## GARAGE

17'6" x 15'6" (5.34 x 4.74)

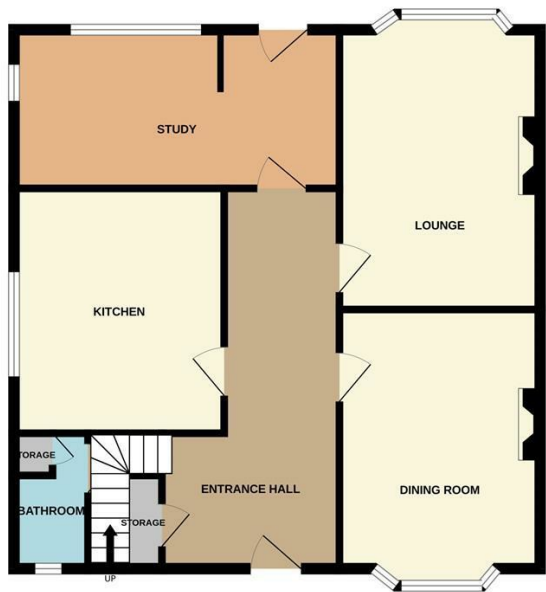
Detached garage to the rear. Double doors to the front, and window to the side. Fitted with power and lighting.





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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