

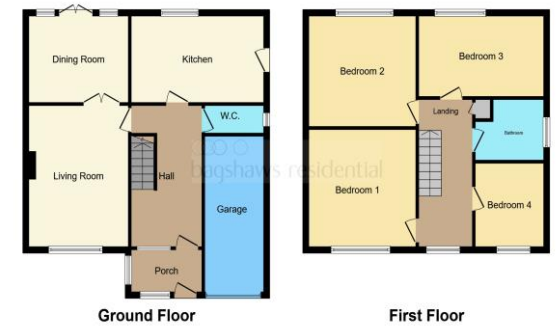


Furlong Avenue, Tean, Stoke-On-Trent. ST10 4JS

welcome to

Furlong Avenue, Tean, Stoke-On-Trent

Bagshaws Residential welcome to the market this SPACIOUS detached property situated within close proximity to schools and amenities. The accommodation comprising: lounge, separate dining room, breakfast kitchen, guest cloakroom, four bedrooms and family bathroom. Integral garage, drive and gardens.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.focusagent.com

Access to the property is gained via a driveway providing off road parking for several vehicle leading to:

Entrance Porch:

With tiled flooring; double glazed windows to the front and side elevations; door leading into:

Entrance Hallway:

With stairs to the first floor accommodation; central heating radiator; doors off to:

Guest Cloakroom:

Having low level w.c.; wash hand basin; double glazed window to the side elevation; complementary tiling.

Lounge:

15' 6" x 12' 4" (4.72m x 3.76m)

With double glazed window to the front elevation; feature fireplace housing a gas fire; central heating radiator; double doors leading into:

Dining Room:

12' 4" x 9' 4" (3.76m x 2.84m)

Having French doors leading out to the rear garden; central heating radiator.

Breakfast Kitchen:

14' 1" x 9' 3" (4.29m x 2.82m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; double oven with hob and cooker hood over; plumbing washing machine; central heating boiler; complementary tiling; central heating radiator; double glazed window to the rear elevation; door leading out to the rear elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window to the front elevation; doors off to:

Bedroom One:

12' 5" x 12' 4" (3.78m x 3.76m)

Having double glazed window to the front elevation; central heating radiator.

Bedroom Two:

12' 5" x 11' 8" (3.78m x 3.56m)

With double glazed window to the rear elevation; central heating radiator.

Bedroom Three:

14' 2" x 8' 7" (4.32m x 2.62m)

With double glazed window to the rear elevation; central heating radiator.

Bedroom Four:

8' 6" x 7' 10" (2.59m x 2.39m)

With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

Having bath with wall mounted electric shower over and side screen; wash hand basin; low level w.c.; central heating radiator; double glazed window to the side elevation; complementary wall and floor tiling.

Integral Garage:

With up and over door.

Gardens:

To the front of the property the driveway provides off road parking with lawned area having shrub plantings. The rear garden is laid to lawn with mature shrub and tree plantings and patio area.

Please Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Photographs may have been taken using a wide angle lens. Council Tax Band D



view this property online bagshawsresidential.co.uk/Property/UTR109444



welcome to

Furlong Avenue, Tean, Stoke-On-Trent

- Spacious Detached Family Home
- Four Bedrooms. Family Bathroom
- Lounge. Dining Room
- Fitted Kitchen. Guest Cloakroom
- Integral Garage. Gardens

Tenure: Freehold EPC Rating: D

£330,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109444



Property Ref:
UTR109444 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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