

8 Unicorn Place, Tunstall, Stoke-On-Trent, Staffs, ST6 6LX



Freehold £199,950

Bob Gutteridge Estate Agents are pleased to bring to the market this desirable bungalow situated in a pleasant cul de sac in Tunstall which provides ease of access to local shops, schools and amenities as well as being a short stroll from Tunstall Park. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge / dining room, fitted kitchen, shower room and two bedrooms. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY 4.39m x 2.16m maximum (14'5" x 7'1" maximum)

With Upvc double glazed frosted door to front with inset stained glass, two pendant light fittings, smoke alarm, access to loft space, double panelled radiator, Honeywell thermostat, cupboard housing Valliant combination boiler providing the domestic hot water and heating systems, BT telephone point (Subject to usual transfer regulations) and doors to rooms including;



LOUNGE / DINING ROOM 4.37m x 4.85m maximum (14'4" x 15'11" maximum)

With Upvc double glazed window to rear, pendant light fitting, three wall mounted light fittings, double panelled radiator, Virgin Media internet connection point (Subject to usual transfer regulations), TV aerial connection point and power points.



FITTED KITCHEN 2.57m x 3.43m (8'5" x 11'3")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, three spotlight fittings, double panelled radiator, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge surface with built in bowl and a half sink unit with mixer tap above, space for fridge/freezer, space for automatic washing machine/dryer, power points and tiled flooring.



GROUND FLOOR SHOWER ROOM 2.21m x 2.13m (7'3" x 7'0")

With Upvc double glazed frosted window to side, pendant light fitting, single panelled radiator, low-level dual flush WC, pedestal sink unit, corner shower unit with thermostatic direct flow shower, ceramic wall tiling and access to former airing cupboard providing ample domestic storage space.



BEDROOM ONE (FRONT) 3.94m x 3.30m (12'11" x 10'10")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, TV aerial connection, power points, a range of fitted wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (FRONT) 2.82m x 3.20m (9'3" x 10'6")

Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls with timber fencing, a stone chipped driveway provides ample off road parking for several vehicles and the stone chipped driveway leads alongside the property providing access to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a patio area provides ample domestic patio and sitting space, lawn section and access leads to;

BRICK BUILT GARAGE

With two Upvc double glazed windows to side, Upvc double glazed French doors to side, power supply connected with lighting and power points plus ample domestic external storage space.

COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

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 orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

