

FOR SALE



Phoenix Street, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £84,950





- Pre Let Investment Opportunity
- Two Reception Rooms
- Family Bathroom
- Mid Terraced House
- Double Glazing
- Gas Central Heating
- Two Double Bedrooms

DINING ROOM Upvc double glazed window to the front elevation, Upvc double glazed glass panelled door, chimney breast, fire place, wood surround, wood cupboard housing gas and electric meters, coving, central heating radiator, carpet to floor

LOUNGE Upvc double glazed window to the rear elevation, central heating radiator, chimney breast, wood Adam Style surround, gas fire, under stairs storage, TV aerial point, carpet to floor

KITCHEN Upvc double glazed window to the side elevation, range of wall and base units with work tops over, stainless steel single sink, space and plumbing for washing machine, built in oven and hob, space for tumble dryer, vinyl flooring

BATHROOM Upvc double glazed frosted window to the side elevation, 3 piece suite in white with shower over, central heating radiator, vinyl flooring

STAIRS AND LANDING Smoke alarm, loft access, carpet to floor



BEDROOM Upvc double glazed window to the front elevation, central heating radiator, carpet to floor



BEDROOM Upvc double glazed window to the rear elevation, chimney breast, built in cupboard housing central heating boiler, central heating radiator, carpet to floor

REAR YARD Paved, enclosed by wall, rear gate for access



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.