

**SAMUEL  
MAKEPEACE**  
BESPOKE ESTATE AGENTS



**Spitfire Way, Tunstall, Stoke-on-Trent**  
**£180,000 Offers In Excess Of**  
**3 Bedrooms 1 Reception Rooms 1 Bathrooms**

Ready to take off to your new amazing home? This stunning property on Spitfire Way is the perfect landing spot for you and your family... Located in a popular estate with great commuter links and close to local amenities. The property has everything you need for a comfortable and convenient lifestyle, with spacious, tastefully decorated rooms and modern fixtures. Plus an elevated SOUTH FACING plot with field VIEWS! Upon entry, you are greeted with a convenient entrance hall to ditch all helmets and goggles! To the right, you will also find the ground floor WC/utility room perfect for when having guests. The living room is large and cosy with the addition of an attractive open staircase. Into the kitchen, where modernization and practicality is at the utmost. Boasting a range of integrated appliances and stunning patio doors leading to the rear, this property is perfect for entertaining. Upstairs THREE GOOD-SIZED BEDROOMS await, with the second completed with views over greenery. Finally, the shower room, providing a luxurious three-piece shower facility. To the exterior, the front comprises both paved driveway for multiple cars and a small lawn area. The rear has both lawns and paved areas with undercover seating! Perfect to soak up some sun or hide from the rain! Don't miss this opportunity to own a piece of history on Spitfire Way, named after the iconic fighter plane that helped win the Battle of Britain. This house is a rare find so act fast and contact Samuel Makepeace Bespoke Estate Agents to book your viewing today!

#### ROOM DETAILS

#### INTERIOR

#### GROUND FLOOR

##### Entrance Hall

Double glazed door, laminate and radiator.

##### Ground floor WC/Utility

Double glazed window, LLWC, dryer space, laminate flooring and radiator.

##### Lounge

Double glazed window, laminate flooring, open staircase and radiator.

##### Kitchen

Double glazed window and double glazed patio doors. A range of fitted wall and base cupboard units with work surfaces. Sink, drainer and half bowl, built under cooker, cooker hood and gas hob. Space for fridge freezer, integrated washing machine, integrated microwave and integrated dishwasher. Laminate flooring, under stairs storage and radiator.

#### First Floor

##### Landing

Double glazed window, loft access

##### Bedroom One

Double glazed window and radiator

##### Bedroom Two

Double glazed window and radiator

##### Bedroom Three

Double glazed window and radiator

##### Shower Room

Double glazed window. LLWC, hand wash basin with vanity and shower cubicle,

Laminate flooring and tiled walls, extractor fan and towel warming radiator.

#### EXTERIOR

##### Front Garden

Driveway for multiple with side access to rear

##### Rear Garden

Enclosed with paved patio area and grass lawn with views at rear.

LOFT BOARDED: No

BOILER: Regular type 6-7 years old



EPC Rating:  
NotSet

Council Tax:  
Band B

Local Authority:

Tenure:  
Leasehold

Lease Details (If applicable):  
900+ Years remaining

£70.00 Per year Ground rent

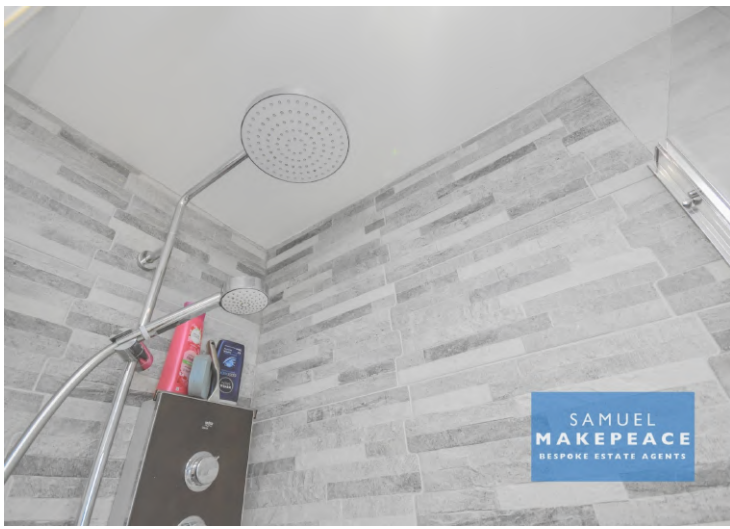
£0.00 Service charge





Call us now 01782 914 444 to enquire!





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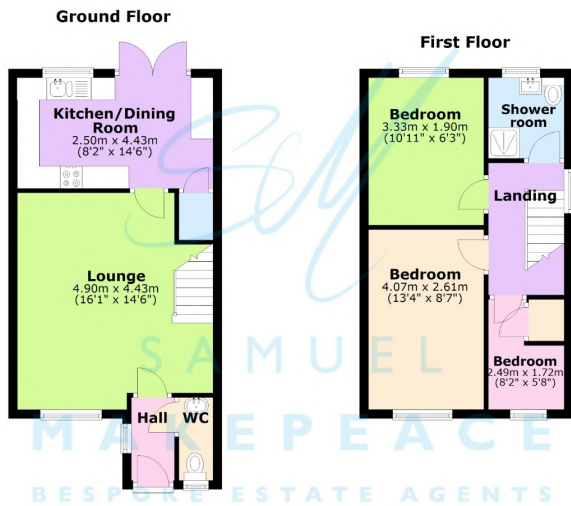


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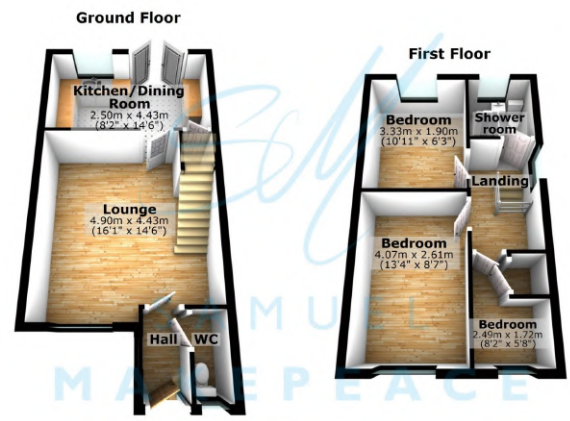


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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444. Plan produced using PlanUp.



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### Disclaimer

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 purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. 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. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

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