

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Henry Street, Tunstall, Stoke-On-Trent, ST6 5HP

£90,000

- An End Terraced Property
- White Fitted Kitchen
- No Chain!
- On Street Parking
- Two Bedrooms
- GF Bathroom
- Close To Tunstall Town Centre
- Enclosed Rear Yard

Welcome to this well-presented two-bedroom end-terraced property, ideally situated on Henry Street in the heart of Tunstall. This home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

On the ground floor the property features a comfortable lounge, a kitchen with space to dine, and a convenient ground floor bathroom. Upstairs, you'll find two well-proportioned bedrooms perfect for a small family, couple, or rental accommodation.

Located within walking distance of Tunstall town centre, the property is close to a range of local amenities, shops, schools, and excellent transport links.

The property features brand new floor coverings in most rooms and it is now offered for sale with no onward chain!

For more information call or e-mail us.



GROUND FLOOR

LIVING ROOM

12'5 x 9'9 (3.78m x 2.97m)

UPVC double glazed front door and window. New fitted carpet. Radiator.

KITCHEN

11'0 x 9'4 (3.35m x 2.84m)

Vinyl flooring. Radiator. UPVC double glazed window. Range of white wall cupboards and base units with integrated cooker and hob. Store cupboard.

REAR HALL

Vinyl flooring. UPVC double glazed rear door.

BATHROOM

8'8 x 6'0 (2.64m x 1.83m)

Vinyl flooring. Radiator. UPVC double glazed window. White bath, pedestal wash basin and wc. Store cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'4 x 9'6 (3.76m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'1 x 9'5 (3.38m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the combi boiler.

OUTSIDE

On street parking to the front of the property and an enclosed yard to the rear.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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