

# Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



29 Coronation Street, Tunstall, Stoke-On-Trent, ST6 6BU

£90,000



- Ready To Move In!
- Two Bedrooms
- UPVC Double Glazing
- Walled Forecourt
- No Onward Chain
- Two Reception Rooms
- Gas Central Heating

## Ready To Move In!

Clean and tidy terraced type house with a walled forecourt at the front, two bedrooms and two reception rooms.

This house has gas central heating as well as UPVC double glazed windows. Downstairs bathroom with white suite and shower fitting to the bath.

Coronation Street is in a popular location close to the town centre.

For more information call or e-mail us.



## SITTING ROOM

11'2+bay x 11'2front (3.40m+bay x 3.40mfront)  
Laminate flooring. UPVC double glazed bay window. Radiator

## LIVING ROOM

11'2 x 11'1 rear (3.40m x 3.38m rear)  
Laminate flooring. UPVC double glazed window. Radiator. Under stairs storage cupboard with shelving. Stairs to the first floor. Door in to the...

## KITCHEN

10'7 x 5'8 (3.23m x 1.73m)  
Tiled floor and part tiled walls. Range of white wall cupboards and base units. Radiator. UPVC double glazed window. Radiator. Baxi gas central heating boiler.

## REAR HALL

Tiled floor. UPVC double glazed rear door.

## BATHROOM/ W/C

7' x 5'1 (2.13m x 1.55m)  
Tiled floor and walls. White suite complete with shower fitting. Pedestal wash basin. Low level W/C. Radiator. UPVC double glazed window.

## FIRST FLOOR

## SMALL LANDING

Stair and landing carpets.

## BEDROOM ONE

11'2 x 9'3 to face of wardrobes front (3.40m x 2.82m to face of wardrobes front)  
Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes and storage cupboards.

## BEDROOM TWO

11'3 x 11'1 rear (3.43m x 3.38m rear)  
Fitted carpet. Radiator. UPVC double glazed window. Access to the loft. Cupboard containing the hot water cylinder.

## OUTSIDE

There is a walled forecourt at the front of the house and a paved yard at the rear.



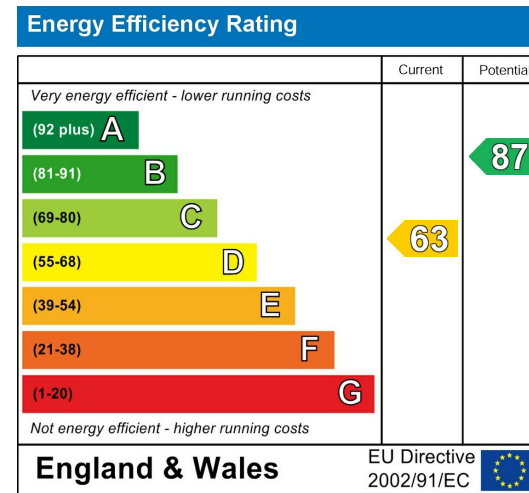


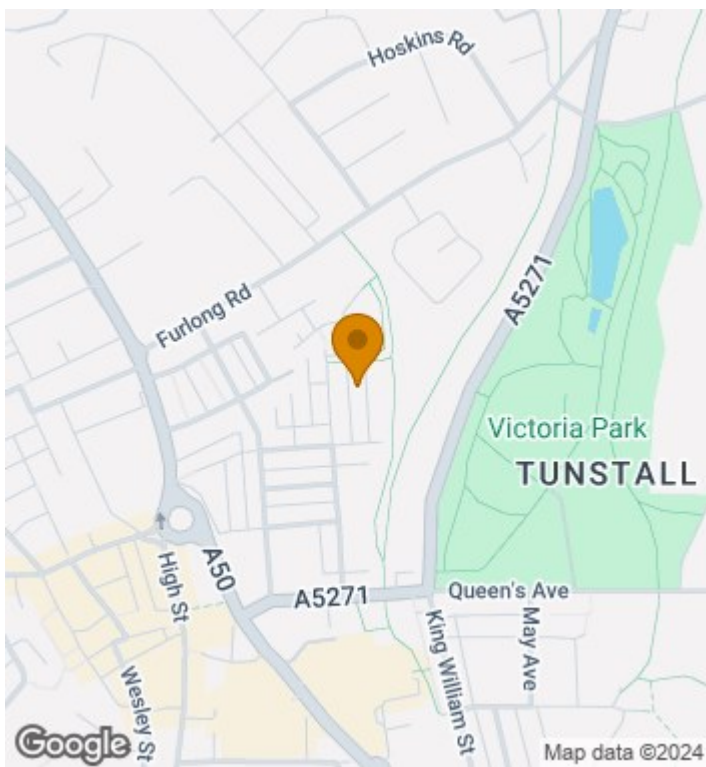


**MATERIAL INFORMATION**

Tenure - Freehold

Council Tax Band - A





**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](mailto:enquiries@austerberry.co.uk)

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