

18 Beaufighter Grove, Tunstall, Stoke-On-Trent, Staffs, ST6 5XS



Leasehold Offers in excess of £179,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable modern semi-detached home, pleasantly situated within a cul-de-sac in this popular residential location of Tunstall. The property provides ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A527 and A500. This well-maintained home benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the well-designed accommodation comprises an entrance hall, ground floor WC, spacious lounge, and an open-plan modern fitted kitchen/diner. To the first floor are three generously sized bedrooms together with a family bathroom. Externally, the property occupies a generous plot, providing gardens to both the front and rear elevations, in addition to off-road parking.

Viewing of this attractive home is highly recommended to fully appreciate the well-proportioned accommodation on offer at this competitive asking price.

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed window to side, pendant light fitting, power point, panelled radiator, Karndean flooring and doors leading off to rooms including:



DOWNSTAIRS WC 2.01m x 0.86m (6'7" x 2'10")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, electricity consumer unit, panelled radiator, Karndean flooring and a white suite comprising low level WC and vanity sink unit with taps above together with ceramic splashback tiling.



SPACIOUS LOUNGE 4.80m maximum x 4.42m maximum (15'9" maximum x 14'6" maximum)

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, Karndean flooring, Virgin Media connection point together with BT connection point (subject to usual transfer regulations), power points, two panelled radiators and access leading off to:



FITTED KITCHEN / DINING ROOM 4.39m x 2.51m (14'5" x 8'3")

With Upvc double glazed patio doors to rear, Upvc double glazed window to rear with inset Georgian pattern, two pendant light fittings, Karndean flooring, panelled radiator, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edged work surface with built in Whirlpool four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, built in stainless steel sink unit with chrome mixer tap above together with fresh water tap, plumbing for automatic washing machine and dishwasher, space for fridge / freezer, space for condenser dryer, power points and door to understairs storage cupboard providing ample domestic shelving and storage space.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, battery mains smoke alarm, access to loft space with retractable ladder plus boarding and doors lead off to rooms including:



BEDROOM ONE (FRONT) 4.06m x 2.59m (13'4" x 8'6")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, TV aerial socket and power points.



BEDROOM TWO (REAR) 3.25m x 2.57m maximum (10'8" x 8'5" maximum)

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting, oak effect laminate flooring, panelled radiator and power points.



BEDROOM THREE (FRONT) 3.02m reducing to 2.21m x 1.73m (9'11" reducing to 7'3" x 5'8")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator and power points. Door to built in airing cupboard providing ample domestic shelving space and storage space.



FIRST FLOOR BATHROOM 1.85m x 1.68m (6'1" x 5'6")

With Upvc double glazed frosted window to rear with inset Georgian pattern, enclosed light fitting and a white suite comprising low level WC, vanity sink unit and panelled bath unit with thermostatic direct flow shower together with mixer tap and shower attachment, ceramic splashback tiling with decorative border tiling, panelled radiator, electric shaver socket, extractor fan and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

With garden brick wall to boundary with mature hedges, lawn section, a tarmac driveway provides off road parking for two vehicles along with additional parking to side and metal gates provide access off to;



ENCLOSED REAR GARDEN

Bounded by timber posts and timber fencing with paved area providing patio and sitting space, lawn section with mature conifers to border and a garden timber shed providing ample domestic external storage space.



COUNCIL TAX

Band 'B' 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

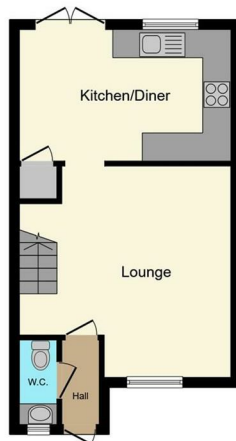
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

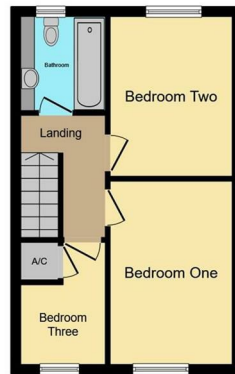
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



Ground Floor



First Floor

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		88 B
69-80	C	74 C	
55-68	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

