

## Railway Street Tunstall Stoke-On-Trent ST6 6AG



**Offers In The Region Of £95,000**

## Railway Street, Tunstall, Stoke-On-Trent, ST6 6AG

Looking for a property that you can make your own -  
Somewhere to add your own stamp to and make your perfect home-  
With TWO bedrooms, could this be a good STARTER HOME for you -  
You need to be quick if you'd like to view -  
If this sounds like what you are looking for -  
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

Situated on Railway Street in the heart of Stoke-On-Trent, this well-presented mid-terrace house offers a delightful living experience in a convenient location. The property features an entrance porch that leads into an open-plan lounge and dining room, creating a spacious and welcoming atmosphere perfect for both relaxation and entertaining.



The fitted kitchen is practical and functional, providing ample space for culinary pursuits. Adjacent to the kitchen, a lobby area leads to the bathroom, ensuring that all essential amenities are easily accessible. The property boasts two comfortable bedrooms, ideal for a small family or professionals seeking a peaceful retreat.

### Kitchen

11'6" x 5'11" (3.53 x 1.81)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink and single drainer, mixer tap. Space for appliances. Part tiled walls. Double glazed window to the side aspect. Two radiators.

Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings. This home is being sold with no upward chain, making it an attractive option for those looking to move in without delay.

### Lobby

Cupboard housing gas central heating boiler. Side door access.

With local amenities just a stone's throw away, this property is not only well-situated but also offers a wonderful opportunity for first-time buyers or investors alike. We highly recommend viewing this charming home to fully appreciate its potential and appeal.

### Bathroom

5'11" x 5'11" (1.82 x 1.82)

Coloured suite comprises, panel bath, pedestal wash hand basin and low level WC. Radiator. Double glazed window.

### Entrance Porch

With access into the lounge/diner.

### Lounge/Dining Room

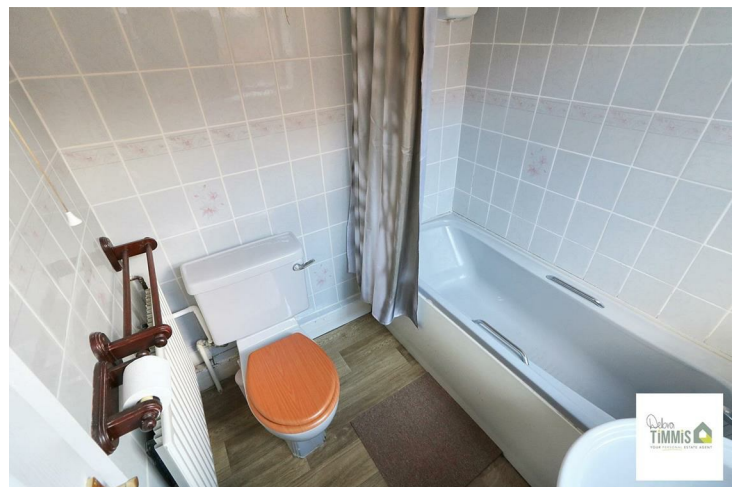
26'4" plus window recess x 11'0" (8.03 plus window recess x 3.37)

### Lounge Area

Double glazed window to the front aspect. Feature fireplace which extends to the TV display area. Radiator. Access to the stairs.

### Dining Area

Feature surround. Radiator.



### Bedroom One

11'10" x 11'0" (3.63 x 3.36)

Double glazed window. Radiator. Storage recess.



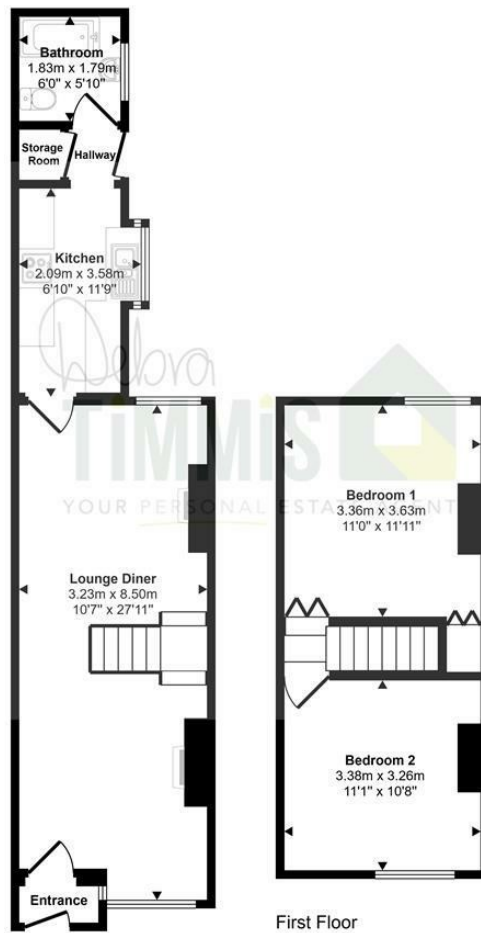
**Bedroom Two**  
 11'1" x 10'9" (3.38 x 3.30)  
 Double glazed window. Radiator.



**Externally**  
 Enclosed rear yard.



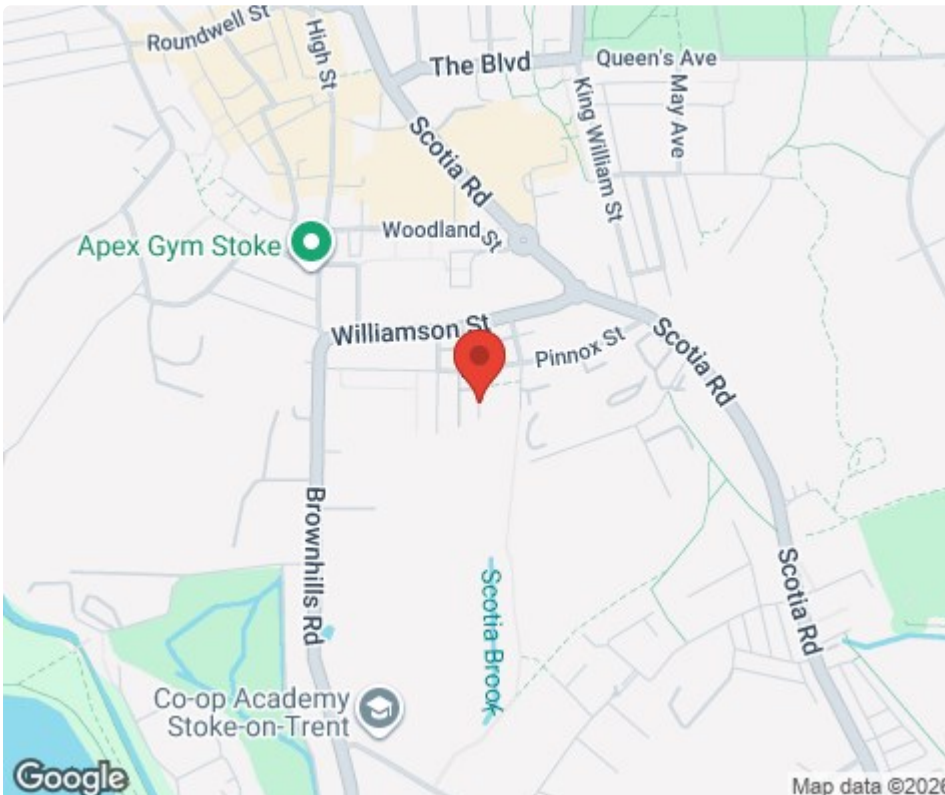
Approx Gross Internal Area  
68 sq m / 729 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft

First Floor  
Approx 27 sq m / 290 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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