



JASON SIMMONS POWERED BY **exp**™ **UK**

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## Littlewalk Grove, Tunstall

£200,000

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- Modern three bedroom semi-detached home
- Well presented fitted kitchen
- Downstairs Toilet
- Modern bathroom
- Enclosed and well maintained rear garden
- Lounge with feature fireplace
- Large conservatory
- Master bedroom with En-suite
- Two allocated parking spaces to side elevation
- Quote Ref: JS0070



Situated within a quiet cul-de-sac, this modern three-bedroom semi-detached home is offered for sale with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, families or investors alike. The accommodation comprises an entrance hallway, a spacious lounge featuring a fireplace, a well-presented kitchen, conservatory, and a convenient downstairs toilet. To the first floor, the property boasts a master bedroom with en-suite, two further well-proportioned bedrooms, and a contemporary family bathroom. Externally, the home benefits from an enclosed, low-maintenance rear garden perfect for outdoor enjoyment, along with two allocated parking spaces. Additional features include double glazing and central heating throughout.





TOTAL FLOOR AREA: 879 sq.ft. (80.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the information contained herein, responsibility for errors or omissions remains with the client. This is not a contract and should not be relied upon for any legal or financial purposes. The accuracy, completeness and timeliness of the information has not been verified and no guarantee is given. Please refer to the EPC for further details.



35/26, 7:18 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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## Energy performance certificate (EPC)

7 Liffordale, Grop STOKE-ON-TRENT ST6 6SD	Energy rating <b>C</b>	Valid until 18 February 2038
Certificate number 2811-7116-1714-2814-4325		

Property type Semi-detached house

Total floor area 75 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-exemptions>)

### Energy rating and score

This property's energy rating is C. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

<https://ecm.energy-certificates.service.gov.uk/energy-certificates/2811-7116-1714-2814-4325>

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