



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

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Littlewalk Grove, Tunstall

£195,000

3 2 2

- Modern three bedroom semi-detached home
- Lounge with feature fireplace
- Large conservatory
- Modern bathroom
- Enclosed and well maintained rear garden
- NO ONWARD CHAIN
- Well presented fitted kitchen
- Master bedroom with En-suite
- Two allocated parking spaces to side elevation
- Quote Ref: JS0070



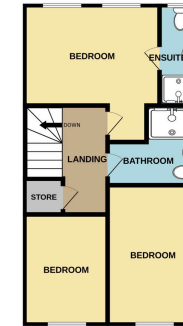
Situated within a quiet cul-de-sac, this modern three-bedroom semi-detached home is offered for sale with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, families or investors alike. The accommodation comprises an entrance hallway, a spacious lounge featuring a fireplace, a well-presented 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.





GROUND FLOOR
572 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.5 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. The floorplan is provided for information only and should not be used as a basis for any legal proceedings. The actual floor area and other details may vary from those shown on the floorplan. We do not warrant or accept any liability for any errors or omissions.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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English | Cymraeg

Energy performance certificate (EPC)

7 Liffordale, Grop STOKE-ON-TRENT ST6 6SD	Energy rating C	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/government/guidance/energy-ratings-for-landlords) (<https://www.gov.uk/government/guidance/energy-ratings-for-landlords>).

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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