CARTERS
ESTATE AGENTS



31 Hurricane Grove

Tunstall, ST6 5XJ

Price £205,000

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Here at Carters we are delighted to welcome this well-presented three bedroom semi-detached home, conveniently located with access to excellent local schools, amenities and transport links. This is a home which is ready to move straight into and is perfectly suited to first-time buyers, growing families and investors alike.

Inside, a and spacious living room provides a welcoming place to relax, while the fitted kitchen boasts space for a dining area and includes an ideal under stairs storage cupboard. The kitchen also leads through French doors into the rear garden. A convenient ground-floor cloakroom and w.c completes the accommodation.

Upstairs are three well-proportioned bedrooms, all well presented, together with a contemporary three-piece family bathroom. Outside, the property benefits from a generous driveway for off road parking for multiple vehicles. The private rear garden would be suitable for both entertaining and easy maintenance, featuring a patio area with a shed inclusive of power and a generous garden laid to lawn.
This superb home offers modern, low-maintenance living in a popular and convenient location.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.
Contact Carters today to arrange your viewing on 01782 470391.

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Entrance Hallway
UPVC entrance door to the front elevation.
UPVC double glazed window to the side elevation.
Coving to the ceiling.
Radiator. Tiled flooring.

Downstairs W.C
UPVC double glazed window to the front elevation.
Extractor fan. Vanity basin unit. Mid-level toilet. Chrome towel rail. Tiled flooring.

Living Room
15'8" x 14'6" (4.78m x 4.42m)
UPVC double glazed window to the front elevation.
Coving to the ceiling.
Access to the first floor.
Two radiators.
Laminate flooring.

Kitchen
14'4" x 8'3" (4.37m x 2.51m)
UPVC double glazed French doors to the rear elevation. UPVC double glazed window to the rear elevation.
Shaker style kitchen comprising of wall, base and drawer units and laminate work surfaces.
Partially tiled walls.
Resin sink with a mixer tap and drainer. Space and plumbing for a washer. Space for a dryer. Space for a fridge/freezer. Electric cooker and hob with extractor fan. Under stairs storage cupboard. Tiled flooring.

Landing
UPVC double glazed window to the side elevation.
Access to the loft which is boarded and has a ladder and light.
Carpet.

Bedroom One
13'3" x 8'4" (4.04m x 2.54m)
UPVC double glazed window to the front elevation. Radiator.
Carpet.

Bedroom Two
10'9" x 8'4" (3.28m x 2.54m)
UPVC double glazed window to the rear elevation.
Radiator, Carpet.

Bedroom Three
9'11" x 5'10" (3.02m x 1.78m)
UPVC double glazed window to the front elevation.
Access to the loft. Storage cupboard housing the boiler.
Radiator. Carpet.

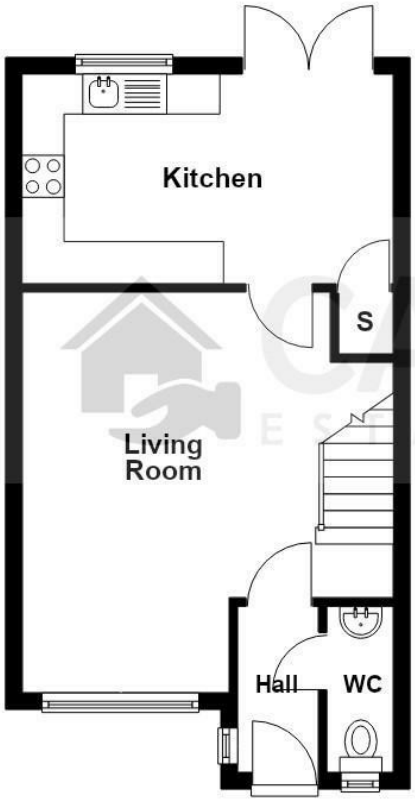
Bathroom
UPVC double glazed window to the rear elevation.
Three piece bathroom suite comprising of a bath, mid-level toilet and vanity basin unit.
Fully tiled walls.
Chrome towel rail. Tiled flooring.

Externally
Block paved driveway to the front for up to four vehicles.
Paved patio area to the rear with a shed inclusive of power.
Garden laid to lawn.
Hot and cold outside tap. Gate with access to the front at the side of the property.

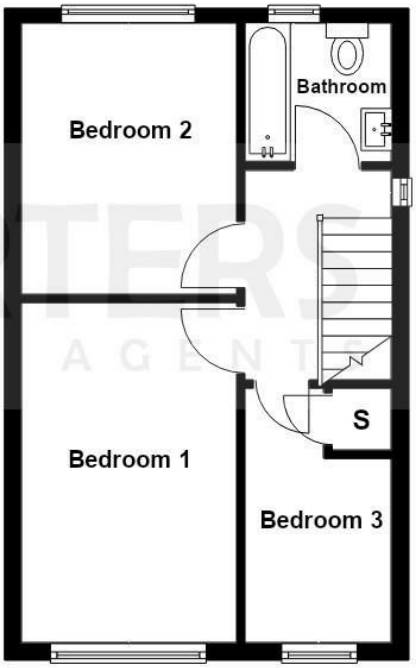
Additional Information
Freehold. Council Tax Band B. 68 sq meters/732 sq ft.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



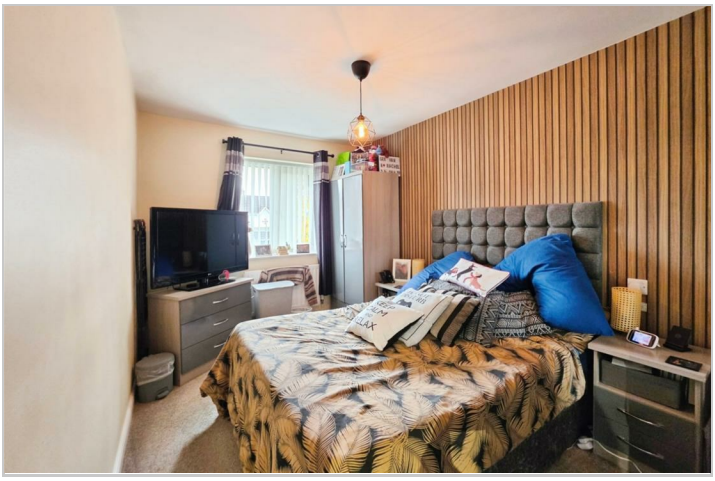
First Floor



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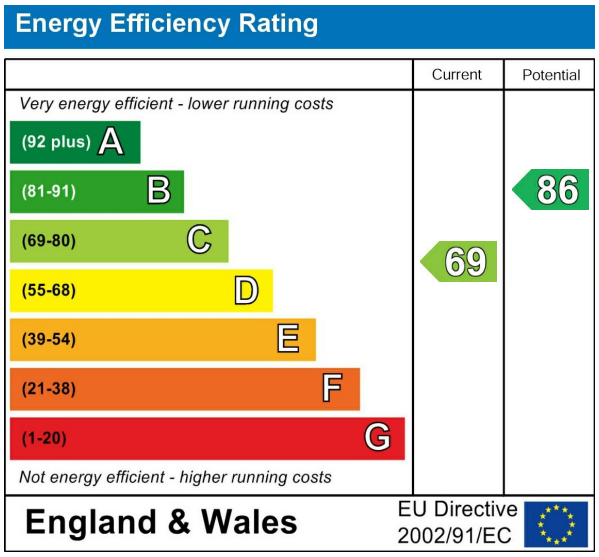
Road Map

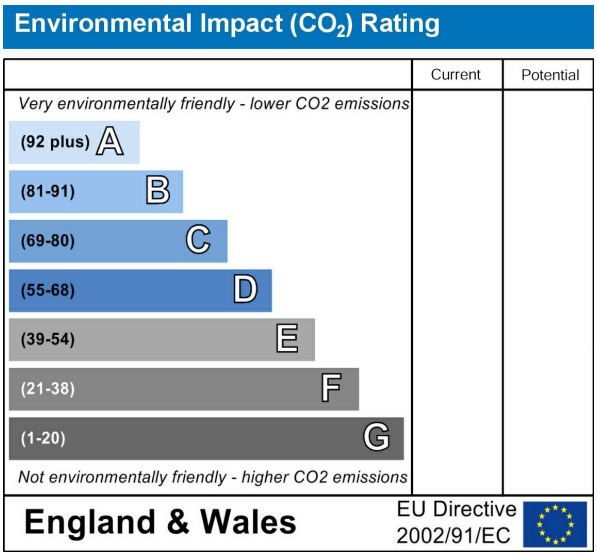


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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