



ESTATE AGENTS

... the key to a successful move



Carlton Avenue, Tunstall, Stoke-On-Trent, ST6 7HF

**Offers in the
region of
£150,000**

- * Mature Semi Detached House
- * Requires Selective Updating
- * Popular Residential Location
- * Close to Local Amenities & Commuting Routes

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A spacious, mature, Semi Detached family home requiring some selective updating, an ideal opportunity for a great investment, first home or Family home..! Situated in a popular residential location the property briefly comprises: Entrance hall, Lounge, separate dining room, kitchen, utility area and to the first floor three bedrooms and a bathroom, outside there is a drive providing ample off road parking and leads to a detached single garage, mature gardens to the rear. The property is within easy access to all amenities, road/rail links, close to local shops, well-regarded schools, parks and excellent transport links across Stoke-on-Trent and beyond.

GROUND FLOOR

ENTRANCE HALL

There is a uPVC entrance porch with uPVC double glazed french doors leading into an Inviting entrance hall with ceiling light point, radiator, exterior door, stairs to first floor.



LOUNGE 15'8" x 11'1" (4.8m x 3.4m)

Feature fire surround housing a living flame coal effect gas fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect



DINING ROOM 13'1" x 10'9" (4m x 3.3m)

Wall mount coal effect living flame gas fire, picture rail. ceiling light point, radiator, uPVC double glazed window with front aspect.



KITCHEN 8'6" x 5'10" (2.6m x 1.8m)

Fitted with wall and base units with co-ordinating worktops and splash back, sink and drainer with mixer tap, cooker hood, space for cooker and fridge Ceiling light point, radiator, ceramic tiled floor, door to utility area



UTILITY 5'10" x 4'7" (1.8m x 1.4m)

Space and plumbing for washer machine and tumble dryer, space for fridge/freezer, wall mounted central heating boiler. Ceiling light point, full wall and floor tiled, uPVC double glazed door to outside, door to cloaks

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CLOAKS 6'2" x 2'3" (1.9m x 0.7m)

Fully tiled cloaks with low level w.c., wall light point, uPVC double glazed window

FIRST FLOOR

BEDROOM ONE 11'5" x 11'1" (3.5m x 3.4m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect



BEDROOM TWO 11'1" x 9'10" (3.4m x 3m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window with front aspect



BEDROOM THREE 7'10" x 5'10" (2.4m x 1.8m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window with front aspect



SHOWER ROOM 7'6" x 5'10" (2.3m x 1.8m)

Fitted white suite with pedestal wash hand basin, low level w.c and shower. Fully panelled, ceiling light point, heated towel rail , radiator, uPVC double glazed obscured window



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OUTSIDE

Drive providing ample parking and leading to a Detached Garage at the rear of the property. Private rear garden with patio area, lawn with border planting and recently erected fence panelling.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor

First Floor



151 Carlton Avenue, Tunstall FLOOR PLAN



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Written quotations of credit terms available on request. A life assurance policy may be required