

Victoria Park Road Tunstall Stoke-On-Trent ST6 6DX



Offers In The Region Of £250,000

Looking for SOMETHING SPECIAL then stop look and read -  
This STYLISH THREE BEDROOM property could offer all you need -  
A STUNNING FIREPLACE for those cold winter nights -  
A LOVELY BREAKFAST KITCHEN which really will delight -  
If you love to be in the garden, then this is for you -  
not only is this property CHARMING it also has A VIEW -  
So do not hesitate do not delay -  
call DEBRA TIMMIS ESTATE AGENTS to view today.

Nestled on Victoria Park Road, this deceptively spacious semi-detached house offers a delightful blend of comfort and style. With stunning views over the park, this property is perfect for families or couples.

As you enter, you are greeted by a magnificent reception hallway that sets the tone for the rest of the home. The ground floor boasts two generous reception rooms, providing ample space for both relaxation and entertaining. The lounge is inviting and bright, while the dining room offers a perfect setting for family meals or gatherings with friends. The fitted breakfast kitchen is a true highlight, designed for both functionality and aesthetics, making it a joy to prepare meals.

The property features three spacious bedrooms, each offering a peaceful retreat at the end of the day. The well-appointed bathroom caters to the needs of the household, ensuring convenience and comfort. Additionally, there is a useful storage area and a utility room with a WC, enhancing the practicality of the home.

Outside, the front and rear gardens provide lovely outdoor spaces for enjoyment, whether it be for gardening, play, or simply soaking up the sun. This property is not only a home but a lifestyle, with the park views adding an extra touch of tranquillity.

Viewing is highly recommended to fully appreciate the charm and spaciousness this semi-detached house has to offer. Don't miss the opportunity to make this delightful property your new home.

#### Reception Hall

Welcome by the composite door to the side aspect into the light and airy reception hall with original feature tiled floor. Stairs off to the first floor. Radiator.



#### Lounge

14'3" into box window x 12'0" (4.35 into box window x 3.67)

Double glazed box window to the front aspect. Ornate feature surround, inset and hearth housing stove effect gas fire. Exposed wood flooring. Radiator. Coving to ceiling.

#### Dining Room

11'10" x 11'1" (3.63 x 3.39)

Double glazed box window to the side aspect. Radiator.

#### Breakfast Kitchen

13'1" x 9'10" (4.00 x 3.00)

Arguably the most significant room in any home this well presented fitted kitchen will not disappoint. Beautifully fitted with a range of wall and base units, worktops incorporating drawers and cupboard below. Single drainer sink unit, mixer tap. Fitted breakfast area. Panelled feature radiator. Coving to ceiling. Double glazed window. Access into the rear garden.

#### Lobby/Store

7'4" x 3'9" (2.24 x 1.15)

Useful storage area with access to the utility/WC room.

#### Utility/WC

7'4" x 4'11" (2.24 x 1.51)

Worktop with space beneath for dryer and plumbing for automatic washing machine. Low level WC and vanity wash hand basin. Window to the side aspect. Heated towel rail.

#### First Floor

## Landing

Tall feature stained/leaded glass window to the side aspect. Loft access.

## Bedroom One

14'11" into box window x 12'1" (4.57 into box window x 3.69)

Double glazed box window to the front aspect with stunning views over the park. Radiator.



## Bedroom Two

15'1" max x 10'0" (4.61 max x 3.07)

Double glazed window to the side aspect. Radiator. Storage cupboard/wardrobe housing gas central heating boiler.

## Bedroom Three

11'10" x 8'10" (3.63 x 2.70)

Double glazed window. Radiator.

## Bathroom

8'6" x 5'1" (2.61 x 1.55)

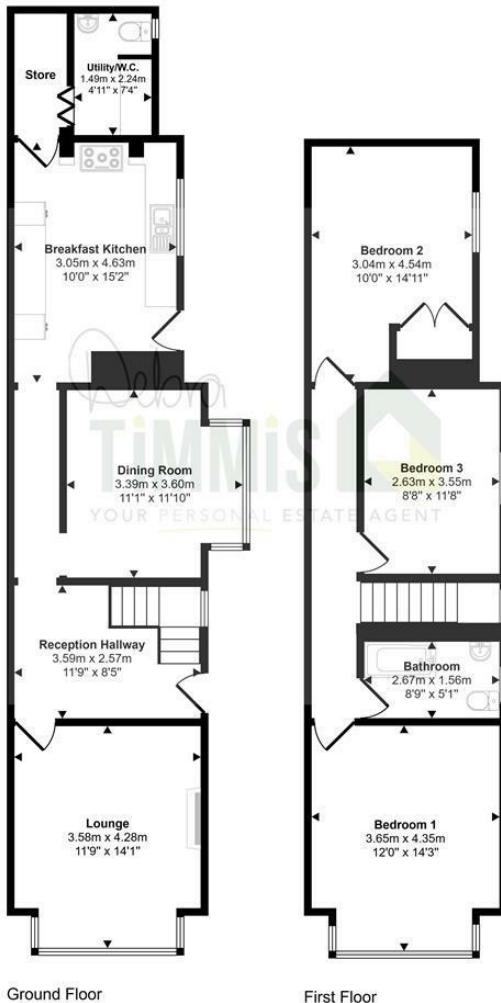
White suite comprises, bath with shower attachment, vanity wash hand basin and low level WC. Part tiled wall. Heated towel rail. Double glazed window to the side aspect.



## Externally

Elevation position with steps up to the property. To the front aspect the garden area is laid to lawn. Side access into the rear garden with seating area and lawn garden.





Ground Floor

First Floor

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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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