

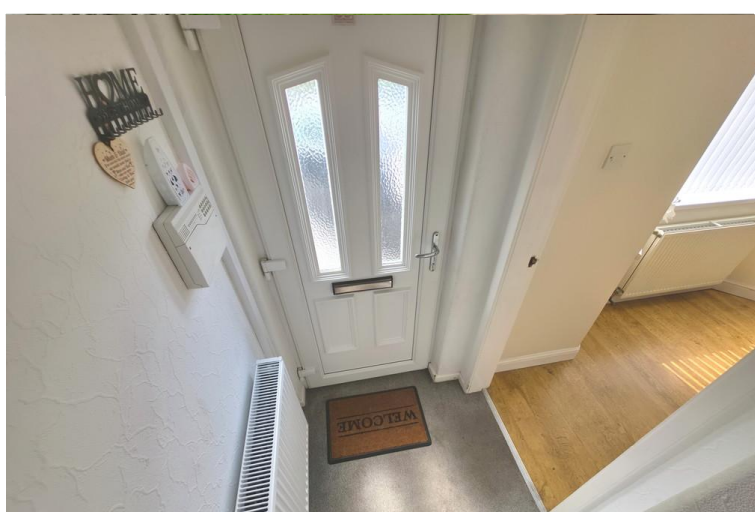


Breeze Avenue
Tunstall, ST6 5NH

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- NO CHAIN
- BEAUTIFULLY PRESENTED
- GOOD SIZE DRIVEWAY
- STUNNING REAR GARDEN
- MODERN KITCHEN & BATHROOM

£180,000





Property Description

INTRO

New on the market, with NO CHAIN and boasting spacious accommodation with THREE BEDROOMS and THREE RECEPTION ROOMS! Comprising entrance hall, lounge, modern fitted kitchen, rear hall and cloaks/w.c, dining room, and third reception room/ former garage. To the first floor are the three bedrooms and modern fitted bathroom suite. Externally features a good sized tarmac driveway, and a gorgeous porcelain paved and laid to lawn family sized rear garden. A quiet and tucked away location, yet within close access to amenities and useful road links across the city. Recently fitted boiler, and the majority of windows have been replaced. Beautifully presented and must be viewed to be fully appreciated!

DIRECTIONS

Please use postcode ST6 5NH - Upon entering Breeze Avenue, the property can be found on the left hand side, with no for sale sign being there.





ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Radiator. Alarm panel. Staircase to the first floor.

LOUNGE

16' 4" x 12' 6" (4.98m x 3.81m)

A bay window to the front. Laminate flooring. Gas feature fire and surround. Coving to the ceiling. Radiator. Ceiling light and three wall lights. Door to storage cupboard. Door to:



KITCHEN

12' 7" x 9' 1" (3.84m x 2.77m)

A newly fitted modernised kitchen/ diner with base and wall mounted cupboards and worksurfaces over and splash back tiling. Window to the rear. Space/ plumbing for washing machine. Integrated oven/grill with gas hob and extractor hood over. Space for a tall standing fridge freezer. Cushion flooring. Radiator.

REAR HALL

Cushion flooring. Door to dining room and:

CLOAKS/ W.C.

Low level W.C. Part tiled walls. Small timber window to the rear.



DINING ROOM

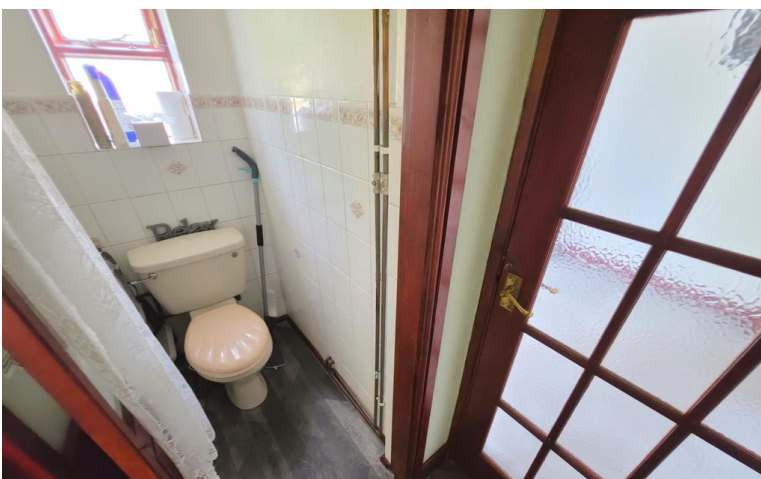
9' 7" x 7' 11" (2.92m x 2.41m)

Having sliding doors to the rear garden. Radiator. Feature beams. Newly fitted roof. Door to:

WORKSHOP/ RECEPTION ROOM 2

15' 1" x 7' 7" (4.6m x 2.31m)

A former garage, with having a versatility to suit your own requirements and having a newly fitted roof. Being recently replastered. Composite front entrance door. Radiator. Open understairs storage area. Gas meter.



FIRST FLOOR LANDING

Window to the side. Access to the loft area, having newly fitted insulation.

BEDROOM ONE

12' 2" x 9' 8" (3.71m x 2.95m)

Window to the rear, radiator.

BEDROOM TWO

12' x 9' 2" (3.66m x 2.79m)

Window to the front, radiator.



BEDROOM THREE

8' 10" x 6' 6" (2.69m x 1.98m)

Window to the front, radiator. Overstairs open storage area made into a single bed frame.

BATHROOM

9' 3" x 5' 11" (2.82m x 1.8m)

A stunning new suite having panelled bath with shower attachment, low level W.C and wash hand basin. Radiator. Fully tiled walls and panelled ceiling. Door to store cupboard also housing Potterton Promax gas combi boiler

EXTERNALLY

FRONT DRIVEWAY

A tarmac driveway with parking for multiple vehicles. Gravelled borders. Enclosed with wall to front and side.

REAR GARDEN

A newly landscaped lovely garden area attracting the all day sun, having a paved area, and porcelain slabbed area, with steps up to a laid to lawn garden, all nicely enclosed with fencing.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

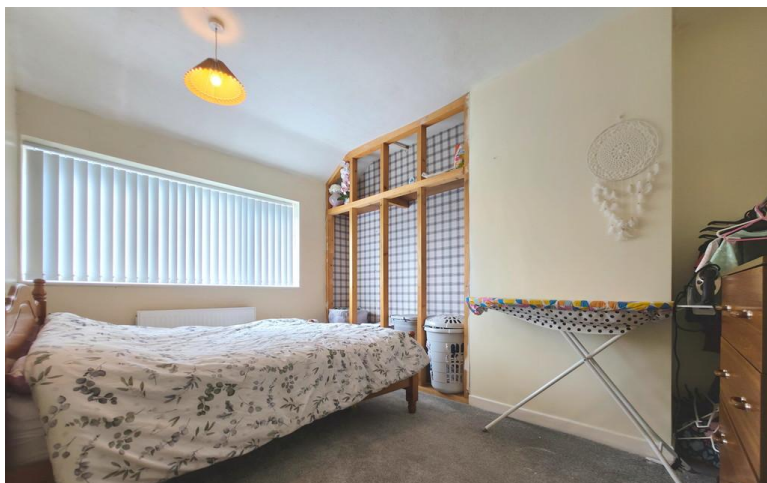


Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

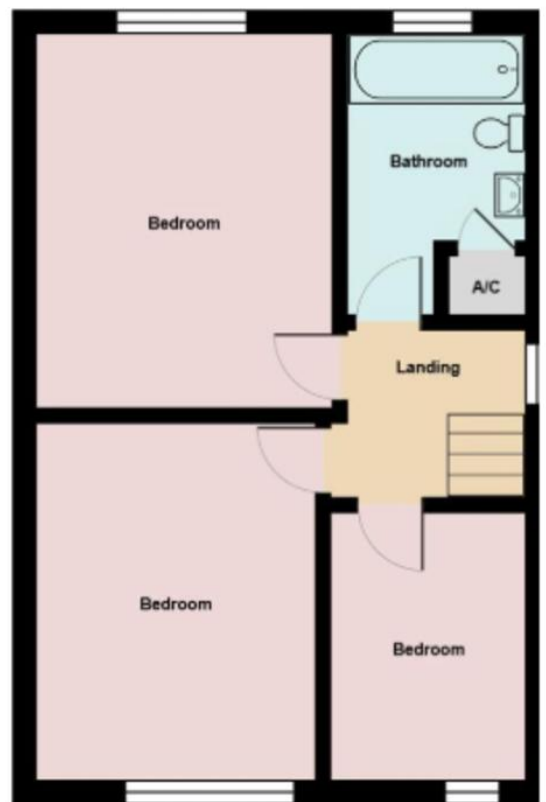
Current: 64D Potential: 85B







Ground Floor



First Floor

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements