



Jaycean Avenue
Tunstall, ST6 5NJ

- SPACIOUS TOWN HOUSE
 - CUL DE SAC LOCATION
 - NO CHAIN
 - NEW CARPETS & DECOR
 - HALL, BAY WINDOW LOUNGE
 - KITCHEN/DINER, CONSERVATORY
 - CLOAKS/W.C
 - TWO DOUBLE BEDROOMS
- Offers In Region Of £135,000**





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a two bedroom town house with no chain, ready to move in to! comprising hallway, a bay window lounge, kitchen/dining room, a conservatory, cloaks/w.c, two double bedrooms, a first floor bathroom. New carpets & decor. Externally parking to the front, a landscaped paved rear garden area. UPVC double glazing & gas central heating. The property is located within a cul de sac location within easy access to all amenities, for schools, shopping and good road links to the A500. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5NJ. On entering Jaycean Avenue the property can be found at the head of the Cul De Sac, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door. Stairs to the first floor.



LOUNGE

14' 9" x 12' 7" (4.5m x 3.84m)

Bay window to the front elevation, coving to the ceiling, double radiator.

KITCHEN

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

Window to the rear elevation. A range of wall and base units, stainless steel sink, work surface. Wall mounted Baxi Duo Tec boiler. Store cupboard. Access to:

CONSERVATORY

10' 8" x 7' 10" (3.25m x 2.39m)

UPVC double glazed, door to the garden, radiator.



CLOAKROOM

Low level W.C. splash back tiling.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

16' 12" reducing to 12' 10" x 12' (5.18m x 3.66m)

Window to the front elevation. Fitted wardrobes, radiator.

BEDROOM TWO

12' 2" x 9' 2" (3.71m x 2.79m)

Window to the rear elevation. Radiator, access to the loft.



BATHROOM

9' 2" x 6' 6" (2.79m x 1.98m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Storage cupboard, radiator.

EXTERNALLY

FRONTAGE

Driveway provides off road parking. Access to the covered entry.



REAR

An enclosed landscaped rear garden area providing useful outside space.

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 .



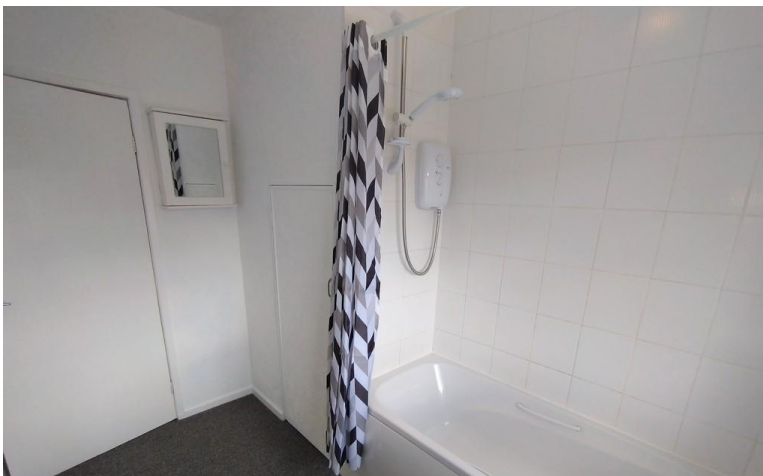
LOCAL AUTHORITY

Stoke on Trent City Council.

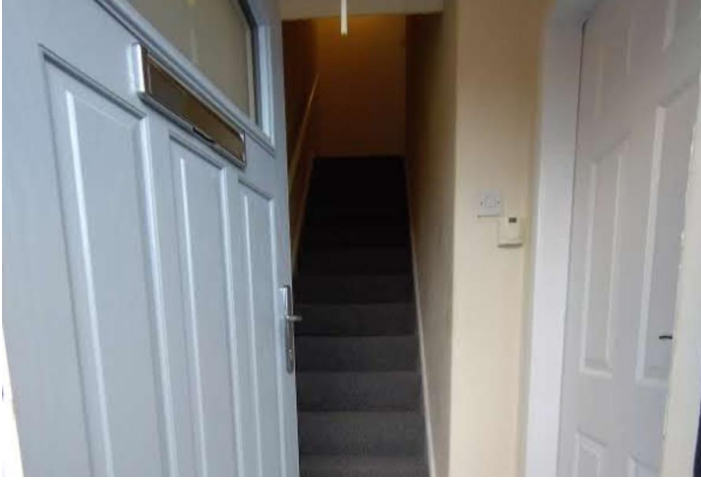
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:









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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 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