

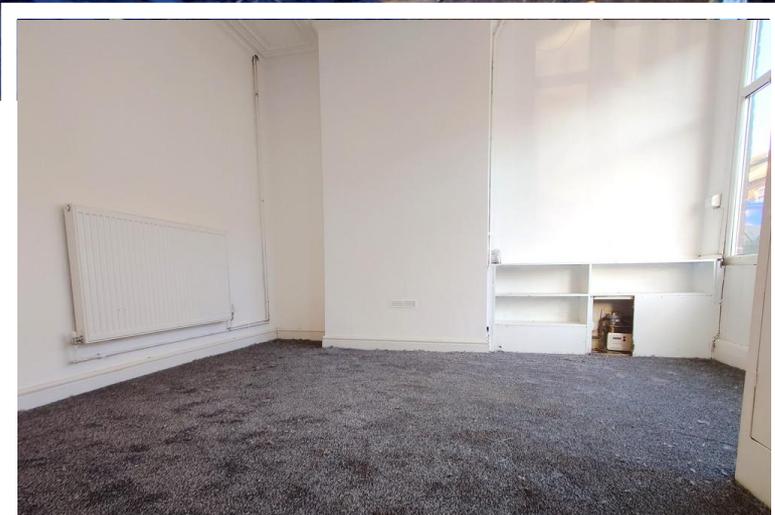
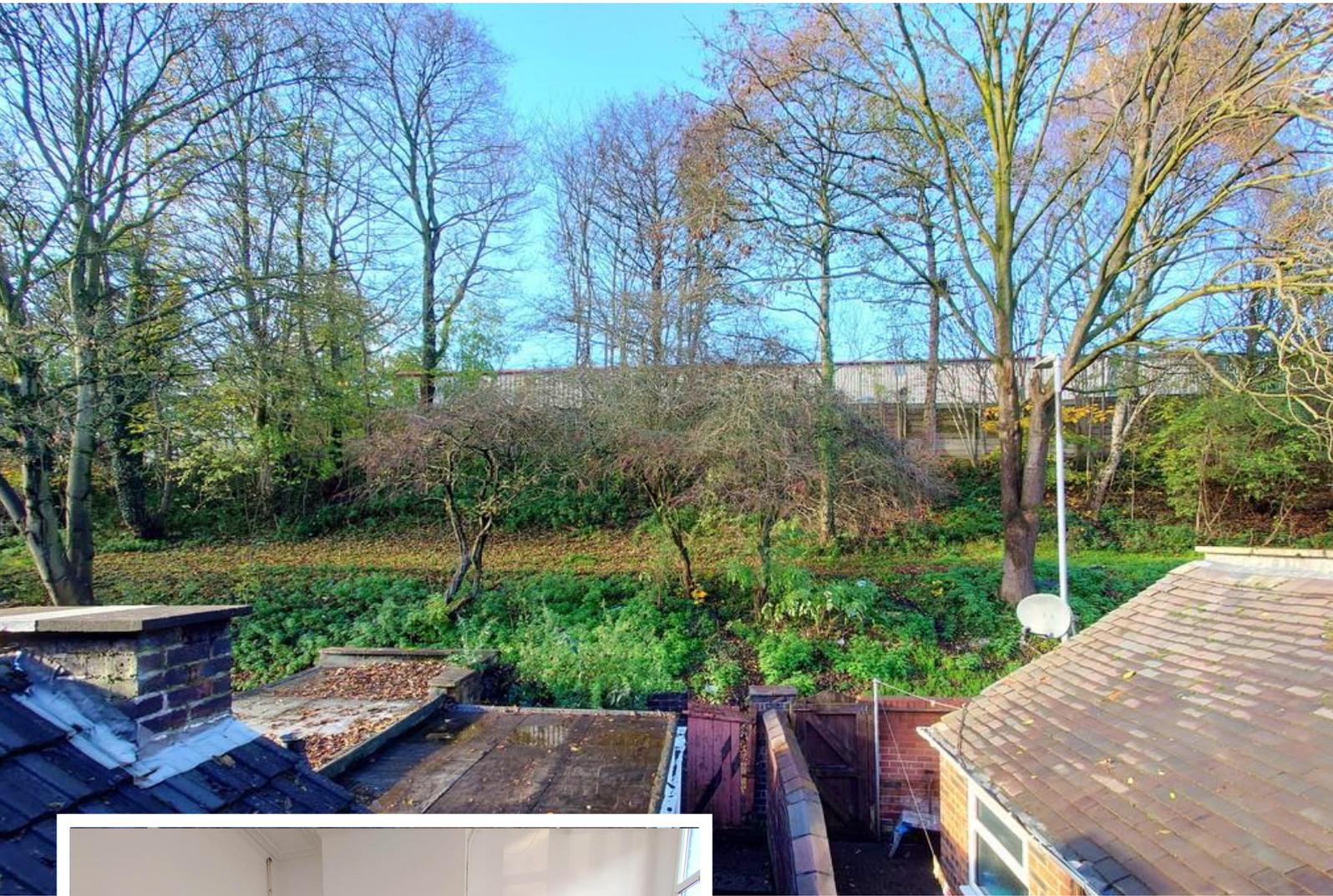


**King William Street**  
**Tunstall, ST6 6EQ**

- A MID TERRACED HOUSE
- FULLY RENOVATED
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- WOODLAND OUTLOOK TO THE REAR
- NEW KITCHEN, NEW BATHROOM
- RE-PLASTERED, NEW ELECTRICS & BOILER

**£105,000**





## Property Description

### INTRO

FULLY RENOVATED and with NO CHAIN - An ideal first time buy or investment property ready to move into! Comprising dining room, lounge, newly fitted kitchen, newly fitted ground floor bathroom and two bedrooms. Paved rear yard, forecourted front. Featuring a pleasant woodland outlook to the rear, and sitting in a highly convenient spot for shops, Tunstall Park and amenities round the corner, and useful road links across the city. Re-plastered throughout, new decor and flooring, and updated electrics and Worcester Bosch boiler. UPVC double glazing and gas central heating. VIEWING ESSENTIAL!

### DIRECTIONS

Please use postcode ST6 6EQ for Sat Nav/Google Maps. Proceed down King William Street, and the property can be found on the right hand side as identified by our For Sale sign.



## ACCOMMODATION

### DINING ROOM

12' 7" x 11' 4" (3.84m x 3.45m)

Entered through a newly fitted UPVC door. Window to the front elevation. Coving to the ceiling. Cupboards housing the gas and electric meters, with newly fitted electrical consumer unit having a passed certificate until 2025.

Radiator. Door to:

### LOUNGE

12' x 11' 4" (3.66m x 3.45m)

Window to the rear elevation. Door to understairs store cupboard. Door to staircase to the first floor. Radiator.

Coving to the ceiling. Door to:



### KITCHEN

9' 3" x 6' 6" (2.82m x 1.98m)

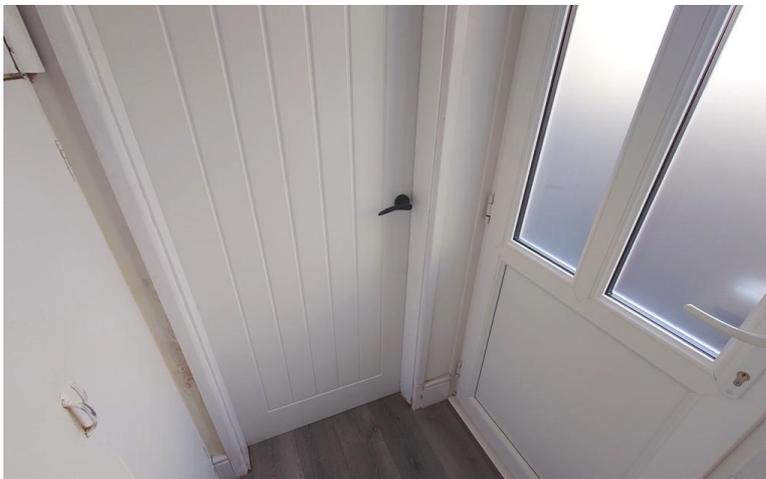
A newly fitted kitchen suite with wall and base cupboard units with worksurfaces. Single drainer sink unit. Electric oven/grill, with gas hob and extractor hood above.

Laminate flooring. Splash back tiling. Window to the side elevation. Leads to:

### HALL

Useful storage cupboard housing the gas Worcester combi boiler. UPVC Side external access door. Laminate flooring.

Door to:



### BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m)

A newly fitted suite with tiled walls. Laminate flooring. Frosted window to the side elevation. Suite comprising: panelled bath with double mains pressured shower over, low level W.C, wash hand basin. Chrome towel radiator. Extractor fan.

### FIRST FLOOR LANDING

Doors to:



### BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)

Window to the rear elevation with pleasant outlook. Store cupboard/wardrobe, loft access. Radiator.

### BEDROOM TWO

11' 4" x 10' 2" (3.45m x 3.1m)

Window to the front elevation, radiator.

### EXTERNALLY



#### FRONT

Forecourted paved frontage, enclosed by wall.

#### REAR

A paved patio area with rear access gate.

#### 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](mailto: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 A

EPC RATING (PDF available online) NEW EPC PENDING  
Current: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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