

FOR SALE



Bond Street, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Auction Guide Price £65,000





PORCH 3' 3" x 3' 0" (1.00m x 0.93m)

DINING ROOM 10' 8" x 9' 8" (3.26m x 2.96m)

LOUNGE 12' 1" x 10' 8" (3.69m x 3.26m)

KITCHEN 10' 6" x 5' 8" (3.21m x 1.75m)

BATHROOM 7' 9" x 5' 8" (2.37m x 1.75m)

BEDROOM 10' 8" x 9' 8" (3.26m x 2.96m)

BEDROOM 12' 1" x 5' 11" (3.69m x 1.82m)

USEFUL ATTIC ROOM 16' 8" x 10' 0" (5.10m x 3.07m)

- Mid terrace property
- In need of updating
- Two bedrooms
- Paved yard to the rear
- Ideal rental investment
- EPC - C
- Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.