



**Madeley Street**  
Tunstall , ST6 5AT

- SPACIOUS END TERRACED
- BEAUTIFULLY PRESENTED, NO CHAIN
- SPACIOUS RESIDENCE
- HALL, LOUNGE, DINING ROOM
- KITCHEN, UTILITY, CLOAKS/W.C
- 3 SPACIOUS BEDROOMS
- FIRST FLOOR BATHROOM
- REAR PATIO YARD & GARDEN

**£115,000**





## Property Description

### INTRO

A well presented spacious three bedroom end terraced house offered for sale with no chain comprising entrance hall, lounge, dining room, kitchen, cellar room, rear hallway, utility room, cloaks/w.c. , first floor landing area, a large 18 x 13 master bedroom, (with potential to split) two further bedrooms, a first floor bathroom. Externally a paved rear patio yard leading to the garden area. UPVC double glazing & gas central heating. Access to all amenities is close by with transport links to nearby towns and excellent road and rail links. Viewing essential to fully appreciate the spacious property. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 5AT. From Kidsgrove turn off the High Street and right in to Madeley Street. The property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL





Entered through a UPVC door. Staircase to the first floor, minton tiled floor, radiator.

#### LOUNGE

12' 2" x 11' 1" (3.71m x 3.38m)

Window to the front elevation. Feature fireplace, coving to the ceiling, radiator.

#### DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m)

Window to the rear elevation. Coving to the ceiling, radiator.



#### KITCHEN

11' 1" x 8' 6" (3.38m x 2.59m)

Window to the side elevation. A range of wall and base units, one and half bowl single drainer sink unit, worksurface. Built in oven and hob with extractor over, dishwasher included with the sale. Splash back tiling. Understairs store cupboard leads to the cellar room.

#### REAR HALL

UPVC external access door.

#### WC

Low level W.C.



#### UTILITY ROOM

8' 9" x 4' 9" (2.67m x 1.45m)

Sink unit with worksurface above. Space for appliances. Wall mounted Baxi Duo Tec gas central heating boiler.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

18' x 12' 3" (5.49m x 3.73m)

Two windows to the front elevation, radiator.

#### BEDROOM TWO

12' 9" x 12' 1" (3.89m x 3.68m)

Window to the rear elevation, radiator.

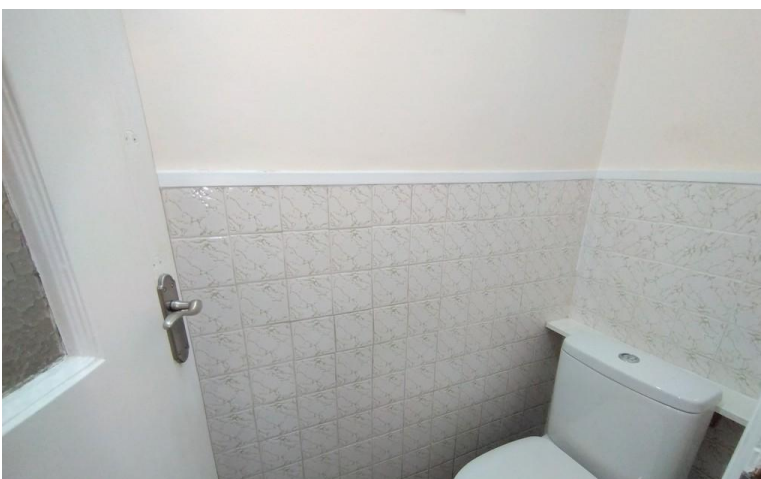
#### BEDROOM THREE

8' 10" x 8' 7" (2.69m x 2.62m)

Window to the rear elevation, radiator.

#### BATHROOM

Window to the side elevation. Suite comprising: paneled bath, low level W.C, wash hand basin, extractor fan. Splash back tiling, radiator.



#### EXTERNALLY



#### REAR

Enclosed paved garden area. A side access gate to the shared entry, giving access to the front of the property.

#### NOTE

Please note the property is attached to a commercial property, if mortgage lending is required please check that you can obtain lending on the property before viewing. We do have a mortgage advisor available that can assist with enquires.



#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND



EPC RATING (PDF available online)  
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