



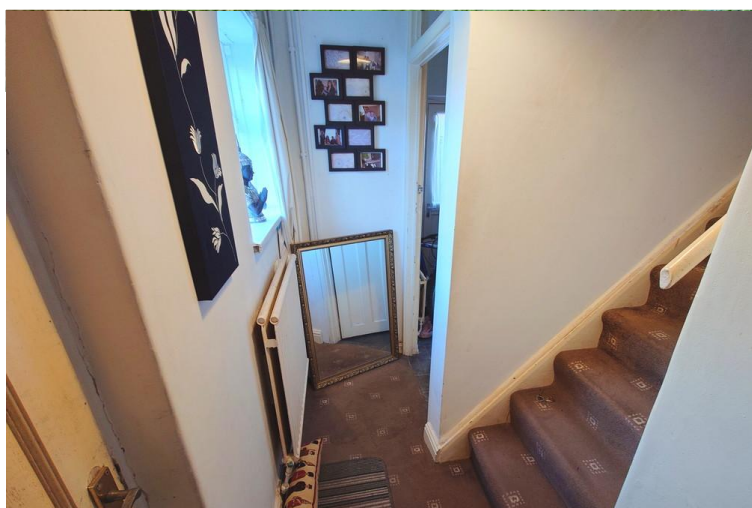
**Linwood Way**  
**Tunstall, ST6 5NA**

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY FOR PARKING
- GOOD SIZED REAR GARDEN
- IN NEED OF SOME UPDATING
- IDEAL FAMILY HOME OR INVESTMENT (with current tenants in situ)
- CLOSE TO AMENITIES & TUNSTALL PARK

**£110,000**







## Property Description

### INTRO

A good sized three bedroom semi detached house, with great potential, and AVAILABLE WITH NO CHAIN! - Available to buy for your own occupation, but also having an option for buy to let investors, with the current tenants in situ (currently achieving £650pcm) which can be included depending on your requirements. Entrance hall, lounge, kitchen/dining room, and to the first floor are the three bedrooms and family bathroom. Driveway for parking and a good sized laid to lawn rear garden. Please be advised the property is in need of some updating. UPVC double glazing and gas central heating from a combi boiler. Easy access to amenities, local schools and road links across the city.

### DIRECTIONS

From Furlong Road, Tunstall - Turn into Greenfield Road. Take the fifth turning right, into Linwood Way, where the property can be found on the right hand side as identified by our For Sale sign.





## ACCOMMODATION

### HALLWAY

Entered through a timber door. Stairs to the first, radiator.

### LOUNGE

19'8" x 10'5"

Windows to both the front and rear elevations. Fireplace with electric fire, radiator.

### KITCHEN/ DINING ROOM

16'8" x 11'6" (5.08m x 3.51m)

A spacious kitchen/ diner with defined space for a dining table. Windows to the side and rear elevations. A range of wall and base units, single drainer sink, worksurface, radiator. Cushion flooring. Door to the side/rear garden.



### FIRST FLOOR LANDING

Access to the loft, cupboard housing the Ariston E combi evo boiler. Doors to:

### BEDROOM ONE

13'10" x 11'6 max" (4.22m x 3.51m)

Window to the front elevation. Further loft access, radiator.

### BEDROOM TWO

10'9" x 10'6" (3.28m x 3.2m)

Window to the front elevation, radiator.



### BEDROOM THREE

10'6" x 8'7" (3.2m x 2.62m)

Window to the rear elevation, radiator.

### BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level WC, wash hand basin. Part tiled walls, radiator.

### EXTERNALLY

### FRONTAGE

Driveway provides off road parking for several vehicles.

### REAR

A good sized aid to lawn garden, with paved patio. Enclosed by 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](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 be 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

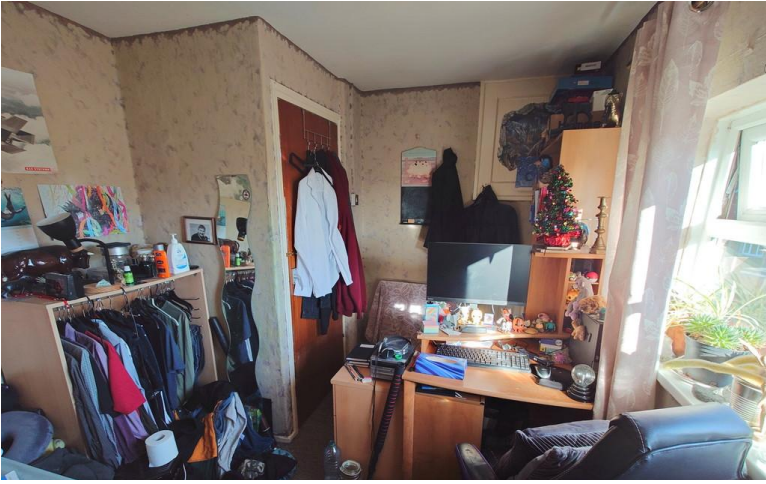
#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 70C Potential: 85B













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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