

Shaw's & Company Estate Agents Ltd

Broomhill Street

Tunstall, ST6 5JB

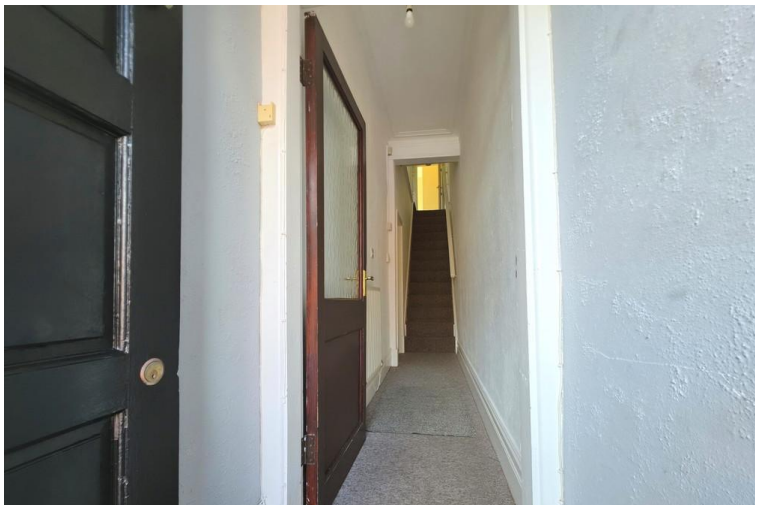
- A MID TERRACED HOUSE
- NO CHAIN
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN, UTILITY, STORE ROOM
- FIRST FLOOR SHOWER ROOM
- FORECOURTED FRONT & PAVED REAR YARD
- UPVC D/GLAZING & GAS C/HEATING

Offers In Excess Of £105,000











Property Description

INTRO

A deceptively spacious and great value THREE BEDROOM mid terraced home - AVAILABLE WITH NO CHAIN and with nice potential to make it your own! Comprising entrance porch and hall, knocked through but defining both spacious lounge and dining room, fitted wide kitchen, utility room and store room with potential for downstairs toilet. To the first floor are the three bedrooms and shower room. UPVC double glazing and gas central heating from a combi boiler and updated electric consumer unit. Forecourted to the front, and a nicely enclosed paved rear garden. A highly convenient location, situated in a nice quiet tucked away street, whilst being in the middle of Tunstall with great access to local amenities and road links across the city and motorways. An ideal opportunity to get on the property ladder for your own home and make your own, or would be a very popular investment property to rent out. Contact us today to register your interest before it gets snapped up!









DIRECTIONS
Please use postcode ST6 5JB for Sat Nav/ Google Maps. Upon entering Broomhill Street, the property can be found at the end of the road, on the right hand side, as identified by our For Sale sign

ACCOMMODATION

ENTRANCE PORCH
Timber front entrance door to the initial porch area. Coving to the ceiling. Timber door to:

ENTRANCE HALL
12' 1" x 12' 2" (3.68m x 3.71m)
With staircase to the first floor. Radiator. Coving to the ceiling. Door to:

DINING ROOM
16' x 10' (4.88m x 3.05m)
Window to the rear. Electric fire and surround. Radiator. Door to the kitchen, and open/ knocked through to:

LOUNGE
15' 6" x 10' 3" (4.72m x 3.12m)
Bay window to the front, radiator. Electric fire and surround. Newly fitted electric consumer unit and meters.

KITCHEN
11' 1" x 8' 2" (3.38m x 2.49m)
Comprising base and wall mounted cupboard units with worksurfaces over. Splash back tiling. Space for a tall fridge freezer. Space/ plumbing for a washing machine. Shelves into wall. Integrated electric oven/grill. Laminate style cushion flooring. Gas hob to worksurface. Door to pantry area with steps down to a further small storage area (cellar was previously blocked off). Window to the side. Door to:

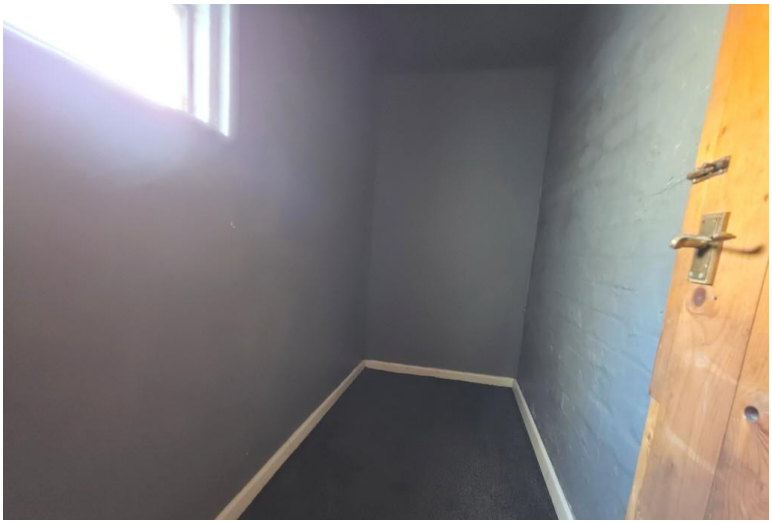
UTILITY
7' 8" x 6' 1" (2.34m x 1.85m)
UPVC side/ rear access door. Window to the rear. Radiator. Door to:

STORE ROOM
6' 9" x 3' 7" (2.06m x 1.09m)
Small window to the side aspect. Potential for a cloaks/ W.C.

FIRST FLOOR LANDING
Door to useful storage cupboard.









BEDROOM ONE
13' 8" x 13' 2" (4.17m x 4.01m)
Window to the front with a nice outlook, radiator.

BEDROOM TWO
13' 5" x 7' 11" (4.09m x 2.41m)
Window to the rear, radiator.

HALL
Doors to the shower room and bedroom three.

SHOWER ROOM
5' 2" x 4' 11" (1.57m x 1.5m)
An enclosed shower cubicle with tiled walls, shower screen, and electric Triton shower. Low level W.C. Wash hand basin. Cushion flooring. Radiator. Spotlights to the ceiling.

BEDROOM THREE
8' 1" x 6' (2.46m x 1.83m)
Window to the rear, radiator. Door to small storage cupboard.

EXTERNALLY

FRONTAGE
Gated access, with steps leading up to the front door. Small paved and shrub area to the front forecourt, and enclosed with wall to front and side.

REAR GARDEN
A well presented and low maintenance, paved rear yard area. Enclosed with walls and with a timber secure gate to the rear alley. Small storage outbuilding.

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 A

EPC RATING (PDF available online)

Current: 71C Potential: 83B

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782 787840

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