



130 Sunnyside Avenue Tunstall, Stoke-On-Trent, ST6 6DZ

Life can be so sweet on the SUNNY side of the street, so cross on over and take a look at this substantial detached bungalow on SUNNYSide Avenue. You will be amazed by the space on offer as this sizable bungalow sits in a plot just short of an acre. The accommodation on offer comprises; a large lounge/diner, modern fitted kitchen, utility room, two double bedrooms and family bathroom. Externally, the property benefits from a large driveway, triple garage, workshop and greenhouse. The front garden is a maze of well established pretty flowers, where the rear garden is laid mainly to a manicured lawned, framed with matures trees and shrubbery. Located in the popular area of Tunstall, close to local amenities, Tunstall park and commuter links to the main town centre. Just direct your feet to the SUNNY side of the street and call today to book your viewing.

£320,000

130 Sunnyside Avenue Tunstall, Stoke-On-Trent, ST6 6DZ



- SIZEABLE DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- POPULAR LOCATION
- SITTING ON A HUGE PLOT APPROXIMATELY ONE ACRE
- UTILITY ROOM
- LAWNED REAR GARDENS AND IMPRESSIVE WORKSHOP
- LARGE LOUNGE/DINER
- TWO BEDROOMS
- LARGE DRIVEWAY & TRIPLE GARAGE

Entrance Porch

4'3" x 3'2" (1.32 x 0.98)

The property has a double glazed entrance door to the front aspect.

Entrance Hall

21'6" x 6'11" (6.56 x 2.13)

A single glazed entrance door leads to the front aspect. Radiator.

Lounge/Diner

19'7" x 13'10" (5.98 x 4.22)

A double glazed window overlooks the front, side and rear aspect. Log burner. Television point and two radiators.

Breakfast Kitchen

12'1" x 11'9" (3.69 x 3.59)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob over with cooker hood above. Space for fridge/freezer. Storage cupboard housing combi boiler and pantry storage. Ceiling spotlights and radiator.

Utility Room

13'3" x 5'2" (4.04 x 1.60)

A double glazed window overlooks the front and rear aspect with a upvc access door to the rear. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

Bedroom One

12'6" x 12'2" (3.82 x 3.73)

A double glazed window overlooks the front aspect. Fitted wardrobes and television point. Radiator.

Bedroom Two

12'5" x 8'11" (3.79 x 2.74)

A double glazed window overlooks the front aspect. Radiator.

Dressing Room

5'8" x 3'4" (1.74 x 1.04)

Located at the end of the entrance hall.

Bathroom

12'4" x 5'6" (3.76 x 1.70)

Two double glazed windows overlook the rear aspect. Fitted with a suite comprising bath with separate double shower unit with waterfall shower, low level W.C and vanity hand wash basin. Partly tiled and ceiling spotlights. Vertical height radiator.

EXTERIOR

The property sits on a huge plot measuring approximately just under one acre. To the front the garden is landscaped with well established flower beds and brick built maze pathway. A long tarmacadam driveway leads to garages. To the rear the garden is laid mainly to lawn framed with mature trees and flower bed borders. The garden also has a large workshop which has power, lighting and plumbing. There is also a large greenhouse.

Integral Double Garage

19'10" x 10'4" (6.05 x 3.15)

Double garage with electric up and over door. Power and lighting and loft access hatch.

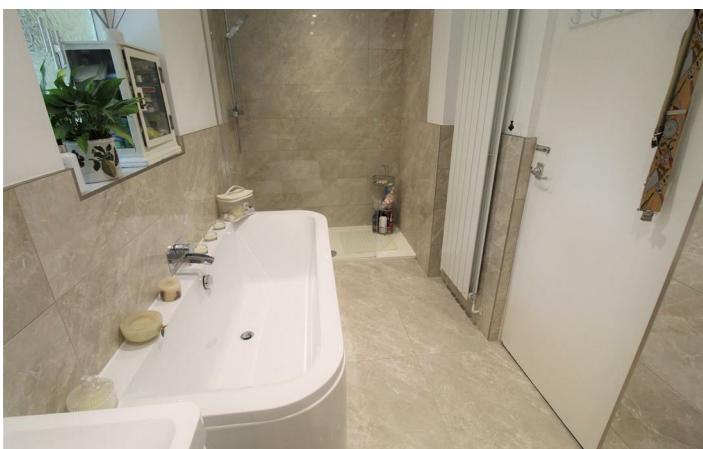
Garage

16'9" x 7'11" (5.13 x 2.42)

Up and over electric door with power and lighting. Window to the rear and loft access hatch.

Council Tax Band

Council Tax Band- C



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			
(70-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	