

1 Beaufighter Grove, Tunstall, Stoke-On-Trent, Staffs, ST6 5XS



Freehold £240,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well appointed detached home situated on a desirable walk around plot in this convenient Tunstall location. The property provides ease of access to the A527 and A500 as well as being well placed for access to local shops, schools and amenities. As you would expect, this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious L-shaped lounge/dining room, modern fitted kitchen with separate utility area and to the first floor are three generous bedrooms along with the first floor bathroom and separate WC. Externally, the property is set on a desirable plot with gardens to the front, side and rear along with off road parking and additional hardstanding. Viewing of this home is considered a must!

ENTRANCE HALL

With composite frosted double glazed front access door, pendant light fitting, double panelled radiator, wood effect laminate flooring, stairs to first floor landing and doors to rooms including;



GROUND FLOOR WC

With Upvc double glazed frosted window to front, panelled radiator, ceramic tiled flooring, ceramic splashback tiling, a white suite comprising of low level WC and a pedestal sink unit with taps above.



LOUNGE 4.42m to bay x 3.76m (14'6" to bay x 12'4")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, TV aerial connection point, Sky+ & BT telephone connections (Subject to usual transfer regulations), feature fireplace with inset living flame gas fire, power points and archway provides access to;



DINING ROOM 3.45m x 2.44m (11'4" x 8'0")

With Upvc double glazed double patio doors to rear, pendant light fitting, panelled radiator, wood effect laminate flooring, power points and access to;



FITTED KITCHEN 3.45m x 2.13m (11'4" x 7'0")

With Upvc double glazed window to rear, Upvc double glazed frosted glazed window to side, pendant light fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for under counter fridge, space for condenser dryer, panelled radiator, door to understairs store, wood effect laminate flooring and power points.



FIRST FLOOR LANDING

With access to loft space, Upvc double glazed window to side, door to store housing a Vaillant combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;

BEDROOM ONE (REAR) 3.71m x 2.59m (12'2" x 8'6")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



EN SUITE SHOWER ROOM

With Upvc double glazed frosted window, panelled radiator, a white suite comprising of low level WC, vanity sink unit with mixer tap above, built in shower enclosure with shower and vinyl cushion flooring.



BEDROOM TWO 3.43m x 2.79m (11'3" x 9'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.62m x 2.11m (8'7" x 6'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.39m x 1.83m (7'10" x 6'0")

With Upvc double glazed frosted window to front, pendant light fitting, panelled radiator and a white suite comprising of low level WC, vanity sink unit, panelled bath unit with mixer tap with shower attachment and wood effect flooring.



EXTERNALLY

FORE GARDEN

Set on a desirable corner plot this home offers a tarmac driveway providing ample off road parking along with a lawn section to frontage and side with mature shrubs to borders, external power supply and gate provides access to;



REAR GARDEN

Bounded by timber post and timber fencing, paved area providing ample patio space and sitting space, external lighting, stone chipping and steps lead up to a gravelled hardstanding which provides further off road parking.



DETACHED BRICK GARAGE

With metal up and over door, Upvc double glazed part panelled part glazed side access door and ample external storage space.

COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

