



# ESTATE AGENTS

*... the key to a successful move*



**Greenfield Road, Tunstall, Stoke-On-Trent, ST6 5NQ**

**Offers in excess  
of £85,000**

\* VIEWINGS 12:50 -13:20 ON WEDNESDAY 22ND APRIL

- \* REQUIRES REFURBISHMENT
- \* INVESTMENT OPPORTUNITY
- \* MATURE RESIDENTIAL LOCATION
- \* CLOSE TO LOCAL AMENITIES

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Greenfield Road, Tunstall, Stoke-On-Trent, ST6 5NQ

## ACCOMMODATION

### DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED

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An End Town House situated in a popular residential street in Tunstall. The property requires refurbishment throughout and would be an ideal project for an investor or even a first time buyer looking for a property to put their own stamp on. The location is perfect for access to local shops, schools, amenities and commuter links via the A500 to the A50m and the M6 motorway. The accommodation comprises: Lounge, kitchen, bathroom, cloaks and to the first floor three bedrooms, outside there is a drive providing off road parking and an enclosed garden to the rear of the property.

## GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs to first floor, uPVC exterior door

### LOUNGE 14'5" x 12'5" (4.4m x 3.8m)

Coving, ceiling light point, radiator, double glazed bay window with front aspect.



### KITCHEN 8'10" x 6'10" (2.7m x 2.1m)

Requires replacement



### BATHROOM 9'2" x 4'7" (2.8m x 1.4m)

Requires replacement



### CLOAKS 4'3" x 2'11" (1.3m x 0.9m)

Requires replacement

## FIRST FLOOR

### BEDROOM ONE 14'5" x 11'5" (4.4m x 3.5m)

Ceiling light point, radiator, double glazed window with front aspect



### BEDROOM TWO 11'9" x 8'10" (3.6m x 2.7m)

Ceiling light point, radiator, double glazed window with rear aspect

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Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure - Freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



## BEDROOM THREE 8'10" x 6'2" (2.7m x 1.9m)

Ceiling light point, radiator, double glazed window with rear aspect



## EXTERNALLY


Drive to the front of the property providing off road parking.  
Enclosed rear garden



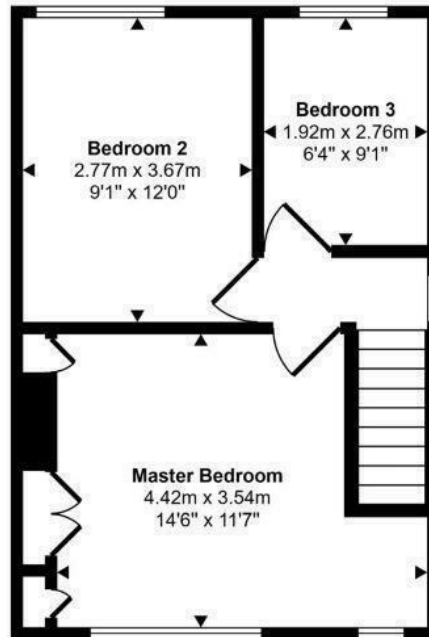
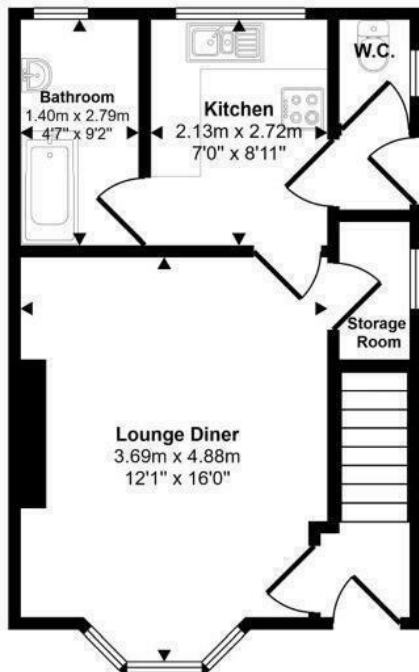
## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
70 sq m / 758 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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