



Newfield Street,
Tunstall



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £70,000

A two bedroom mid terraced house in the popular location of Tunstall, within walking distance to the town. An ideal first time buy or buy to let property. The property benefits from double glazing and two reception rooms. Close to local amenities, commuter links and schools. Viewing is highly advised. No Onward Chain!





Ground Floor

Reception Room One

4.24m x 3.15m (13' 11" x 10' 4") A double glazed window to the front, fireplace, radiator and surround and carpet flooring.

Reception Room Two

3.81m x 3.15m (12' 6" x 10' 4") A double glazed window to the rear, radiator and carpet flooring.

Kitchen

2.99m x 1.73m (9' 10" x 5' 8") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, double glazed window and vinyl flooring.

Bathroom

1.96m x 1.73m (6' 5" x 5' 8") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

First Floor

Bedroom One

3.15m x 2.79m (10' 4" x 9' 2") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

4.82m x 2.18m (15' 10" x 7' 2") A double glazed window to the rear, radiator and carpet flooring.

External

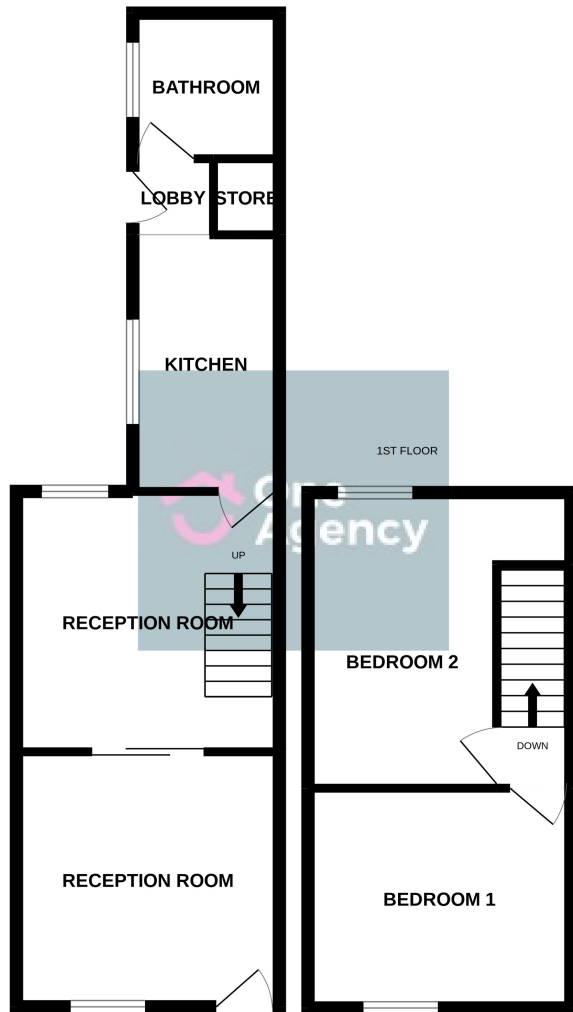
A paved yard to the rear with brick built storage and gated access.

Agents Notes

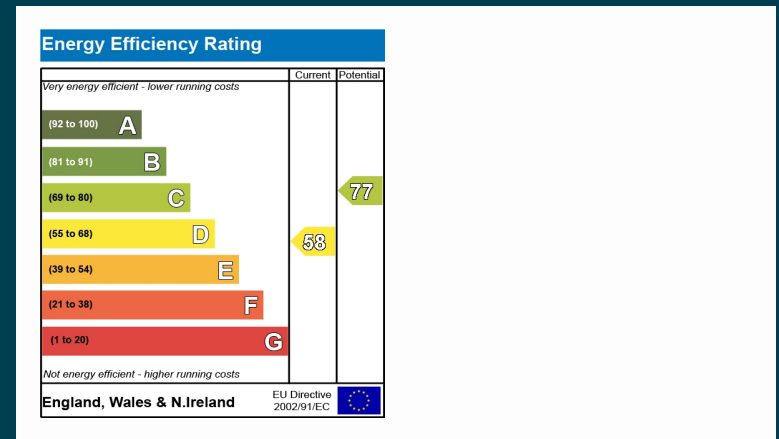
We understand from a survey carried out on 1st July 2022 that several specialist reports and a structural engineers report was recommended. If required buyers are recommended to investigate this themselves. Please contact us for further information.



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.