



Hurricane Grove,  
Tunstall, Stoke-on-  
Trent



**OneAgency**

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# Offers in Excess of £170,000

Well presented modern detached house, situated in a popular residential location. The property benefits from off road parking and an attractive rear garden with large decking area and viewing is recommended.





## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate floor, door to front, double glazed frosted window to side.

### CLOAKS

Double glazed frosted window to front, radiator, hand wash basin, WC.

### LOUNGE

4.44m x 4.77m (14' 7" x 15' 8") Double glazed window to front, stairs to first floor, gas living flame fire with feature surround, laminate floor, two radiators.

### KITCHEN/DINER

4.44m x 2.51m (14' 7" x 8' 3") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, space for fridge freezer, double glazed window to rear, double glazed french doors to rear, tiled floor, tiled splash backs, under stairs storage, radiator, breakfast bar area.

## FIRST FLOOR

### LANDING

Double glazed window to side, access to loft.

### BEDROOM ONE

2.59m x 4.06m (8' 6" x 13' 4") Double glazed window to front, radiator.

### BEDROOM TWO

Double glazed window to rear, radiator.

### BEDROOM THREE

1.76m x 3.10m (5' 9" x 10' 2") Radiator, double glazed window to front, built in storage area with Baxi boiler.

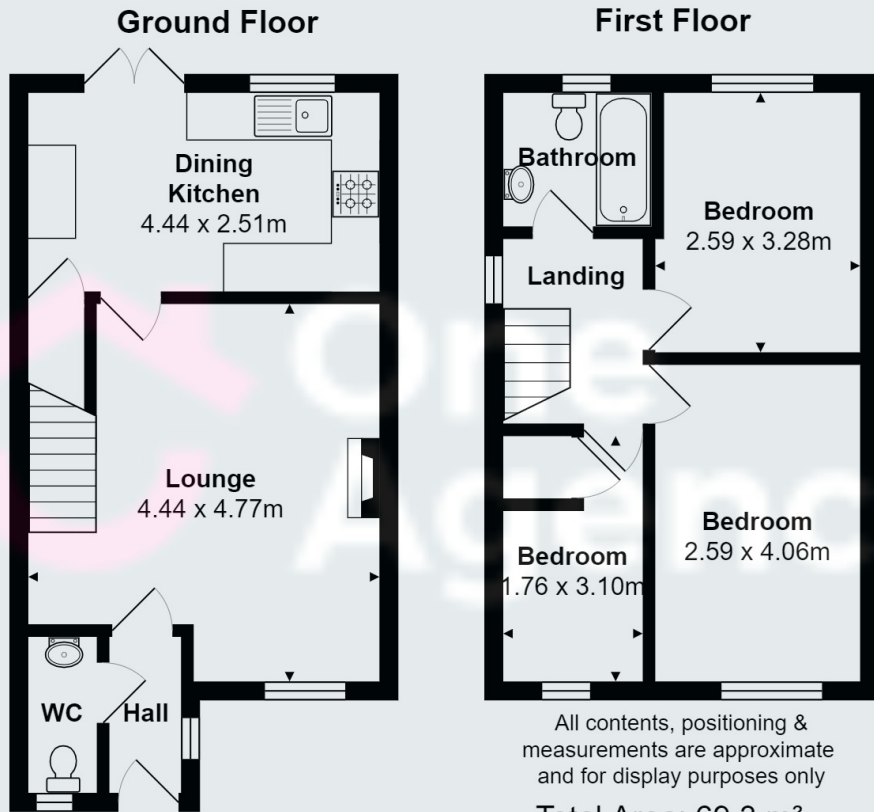
### BATHROOM

White bathroom suite comprising of panelled bath with shower over, WC and hand wash basin, double glazed window to rear, heated towel rail.

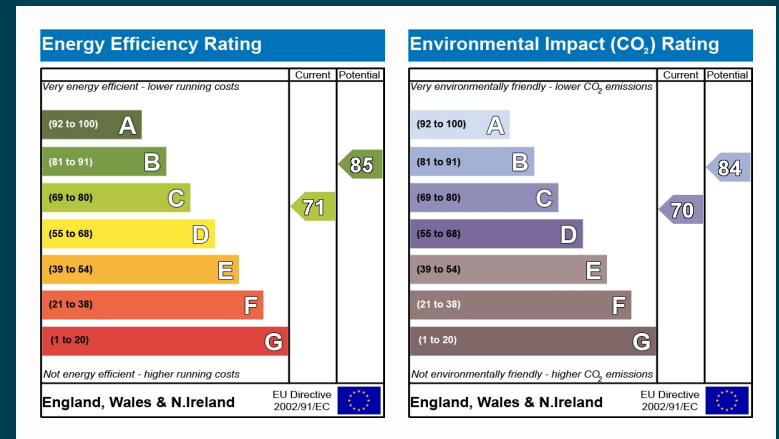
### OUTSIDE

Off Road parking,, attractive rear garden with large decking area.





All contents, positioning & measurements are approximate and for display purposes only  
**Total Area: 69.3 m<sup>2</sup>**



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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.**

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