



Beaufighter Grove,
Tunstall



OneAgency

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Offers in Excess of £155,000

Viewing of this well presented semi detached house, is absolutely essential to appreciate the setting of this very well presented property. The property offers attractive private gardens to the front and rear with superb decking areas. The property benefits from off road parking and conservatory.





GROUND FLOOR

ENTRANCE HALL

Radiator, double glazed window to side, door to front.

CLOAKS

Tiled floor, part tiled walls, radiator, WC, hand wash basin with storage below, double glazed frosted window to front.

LOUNGE

4.39m x 4.76m (14' 5" x 15' 7") Double glazed window to front, radiator x 2, stairs to first floor, laminate flooring, electric fire with feature surround.

KITCHEN/DINER

4.39m x 2.56m (14' 5" x 8' 5") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, electric fitted double oven with electric grill and gas hob. Plumbing for automatic washing machine, vent for dryer, space for fridge freezer, tiled floor, part tiled walls, radiator, under stairs storage, double glazed french doors into conservatory.

CONSERVATORY

4.07m x 2.70m (13' 4" x 8' 10") Tiled floor, double glazed, double glazed french doors onto decking area.

GROUND FLOOR

LANDING

Double glazed window to side, access to loft.

BEDROOM ONE

2.52m x 4.08m (8' 3" x 13' 5") Double glazed window to front, radiator, fitted range of wardrobes.

BEDROOM TWO

2.52m x 3.27m (8' 3" x 10' 9") Double glazed window to rear, radiator.

BEDROOM THREE

1.75m x 3.05m (5' 9" x 10' 0") Double glazed window to front, radiator, built in storage with Worcester combi boiler.

BATHROOM

1.86m x 1.68m (6' 1" x 5' 6") Double glazed frosted window to rear, heated towel rail, tiled walls, tiled floor, bathroom suite comprising of panelled bath with shower over, WC, and hand wash basin with storage below.

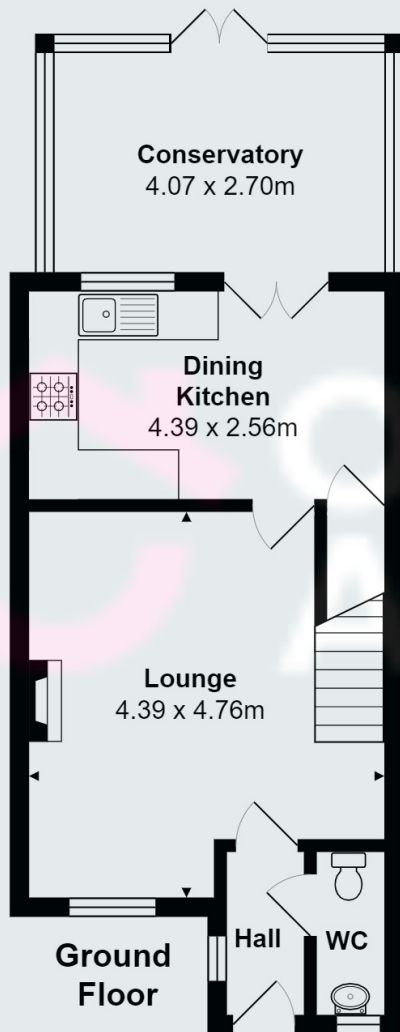
OUTSIDE

Fantastic private gardens with a superb large decking area and lawn to the front. Further gardens to rear with artificial turf and further decking area.

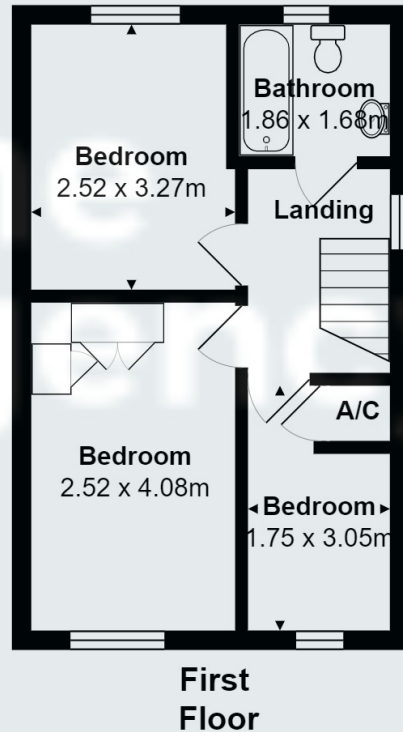
AGENTS NOTES

We understand the vendor at the time acquired the freehold of the property in May 2018. A copy of title is available on request. A title plan showing the car parking spaces is also available on request.





Total Area: 80.8 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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.