



Railway Street, Tunstall,
Stoke-on-Trent



OneAgency

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Offers in Excess of £50,000

A two bedroom mid terraced house in need of full modernisation in Tunstall. The property is located walking distance from the town centre, close to amenities and commuter links such as A50, A500 & M6. An ideal property for someone looking for a project. The property would be an ideal investment opportunity. Viewing is advised. No Chain!





Ground Floor

Reception Room One

3.95m x 3.38m (13' 0" x 11' 1") A double glazed window and radiator.

Reception Room Two

3.64m x 3.39m (11' 11" x 11' 1") A double glazed window and radiator.

Kitchen

3.36m x 1.80m (11' 0" x 5' 11") A range of wall and base units, stainless steel sink basin, double glaze window, radiator and flooring.

Bathroom

1.98m x 1.76m (6' 6" x 5' 9") A bath, pedestal hand wash basin, low level W/C, radiator and double glazed window.

First Floor

Bedroom One

3.64m x 3.40m (11' 11" x 11' 2") A double glazed window and radiator.

Bedroom Two

3.31m x 3.03m (10' 10" x 9' 11") A double glazed window and radiator.



External

A paved yard to the rear with gated access.

Agents Notes

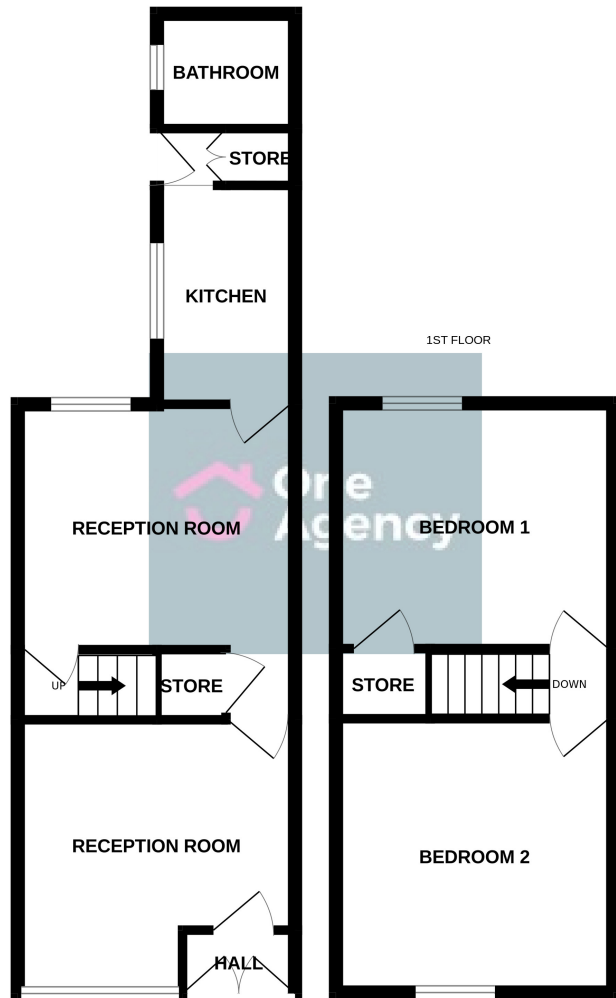
The council tax band is A. The local authority is Stoke-on-Trent.

We have mining information available relating to a disused mine shaft which states the below

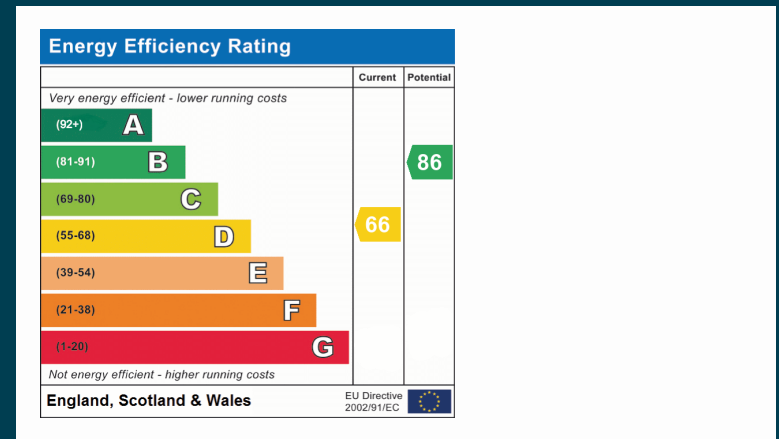
Having made due allowances for the likely error in positioning of the shaft and having considered the potential area of ground loss in the unlikely event of a collapse, we are of the opinion that the shaft does not constitute a threat to the to the stability of the property. Accordingly we do not consider there is any technical reason for the presence of the shaft to affect the value or security of the property.

THE MINING INFORMATION WE HOLD IS AVAILABLE ON REQUEST

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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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.