



Furlong Road,  
Tunstall

 **OneAgency**

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# £125,000

This modern mid town house offers well-presented and practical accommodation, making it an ideal purchase for both owner occupiers and buy-to-let investors. The property is arranged over two floors and comprises, on the ground floor, a comfortable living room, fitted kitchen, and a convenient ground floor WC. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden laid with low-maintenance artificial turf, along with two allocated parking spaces. Conveniently located close to Tunstall Town Centre and Victoria Park, the property also enjoys easy access to the A500, providing excellent commuter links and access to surrounding areas.



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### Entrance Hallway

Radiator, door to front, laminate floor, stairs to first floor.

### Bathroom

Bathroom suite comprising of panelled bath with electric shower over, WC and hand wash basin, radiator, part tiled walls.

### Cloaks

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

Outside

Rear Garden with artificial turf.

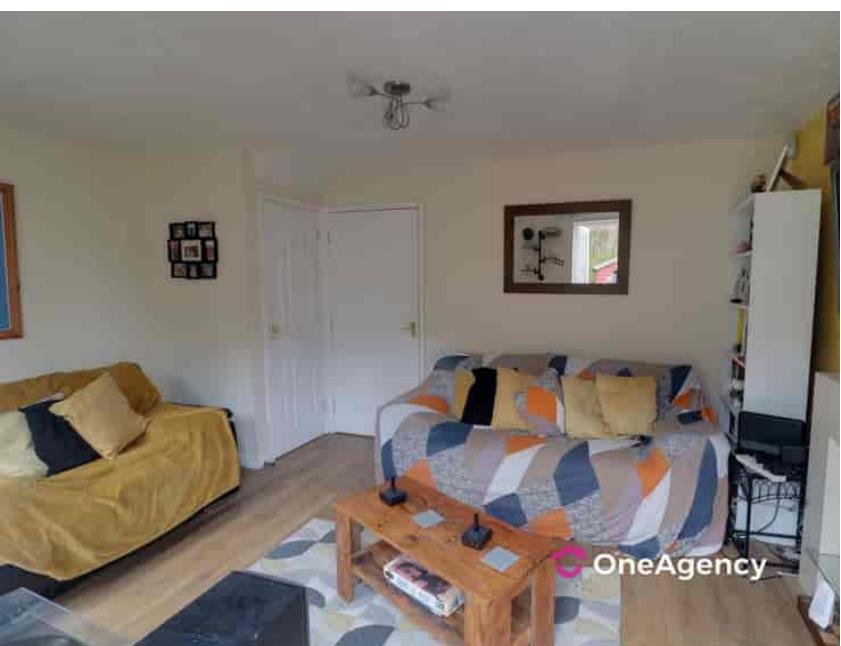
Two allocated parking spaces.

### Agents Notes

Stoke on Trent Council Tax A

### Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



### Kitchen

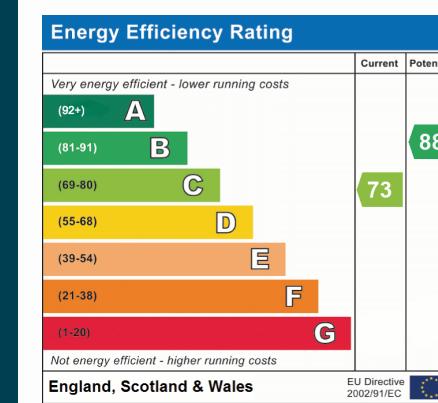
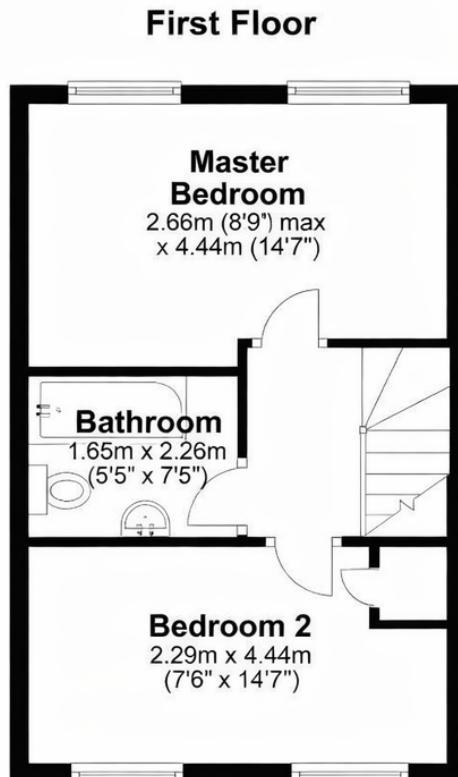
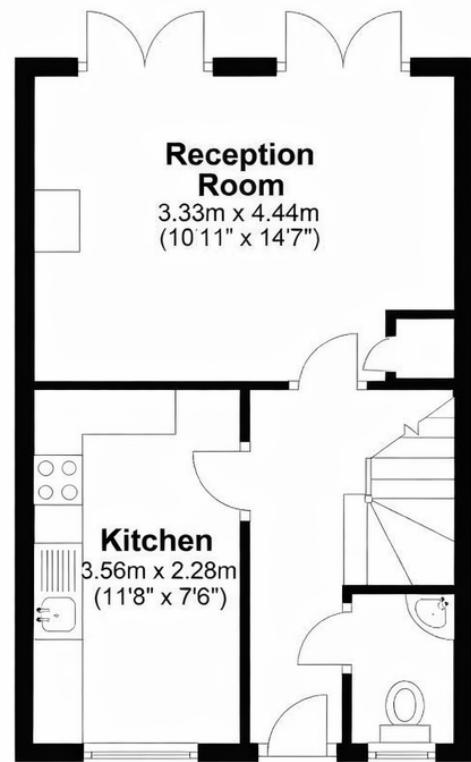
Double glazed window to the front, radiator, fitted range of wall, base and drawer storage units, fitted oven and hob with extractor above, wall mounted boiler, radiator, laminate floor.

### Bedroom 1

Radiator, two double glazed windows to the rear.

### Bedroom 2

Radiator, two double glazed windows to the front, airing cupboard.



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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.