



Beaufighter Grove,  
Tunstall



**OneAgency**

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# Offers in Excess of £180,000

A stunning three bedroom semi-detached property benefitting from modern accommodation throughout, off road parking for two vehicles and landscaped rear garden. This property is located in Tunstall in a cul-de-sac - close to local amenities, commuter links and schools. An ideal first time buy or family home. Viewing is highly advised. No Chain!





## Ground Floor

### Hallway

2.16m x 0.96m (7' 1" x 3' 2") Composite front door, double glazed window and tiled flooring.

### Guest W/C

1.98m x 0.84m (6' 6" x 2' 9") A low level W/C, vanity hand wash basin, chrome towel radiator, double glazed window and tiled flooring.

### Open Plan Lounge/Kitchen/Diner

6.75m x 3.73m (22' 2" x 12' 3") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven, microwave, dishwasher, washing machine, gas hob with extractor hood over, space for fridge/freezer, double glazed windows, french doors to the rear garden, under stairs storage, radiator and laminate flooring.

## First Floor

### Bedroom One

4.07m x 2.57m (13' 4" x 8' 5") A double glazed window, radiator and laminate flooring.

### Bedroom Two

3.26m x 2.57m (10' 8" x 8' 5") A double glazed window, radiator and laminate flooring.

### Bedroom Three

2.16m x 1.75m (7' 1" x 5' 9") A double glazed window, storage cupboard, radiator and carpet flooring.

### Shower Room

1.84m x 1.67m (6' 0" x 5' 6") A walk in shower unit with glass screen and rainfall shower, vanity hand wash basin, low level W/C, double glazed window, radiator and tiled flooring.

### External

Front - A tarmac driveway providing off road parking for two vehicles.

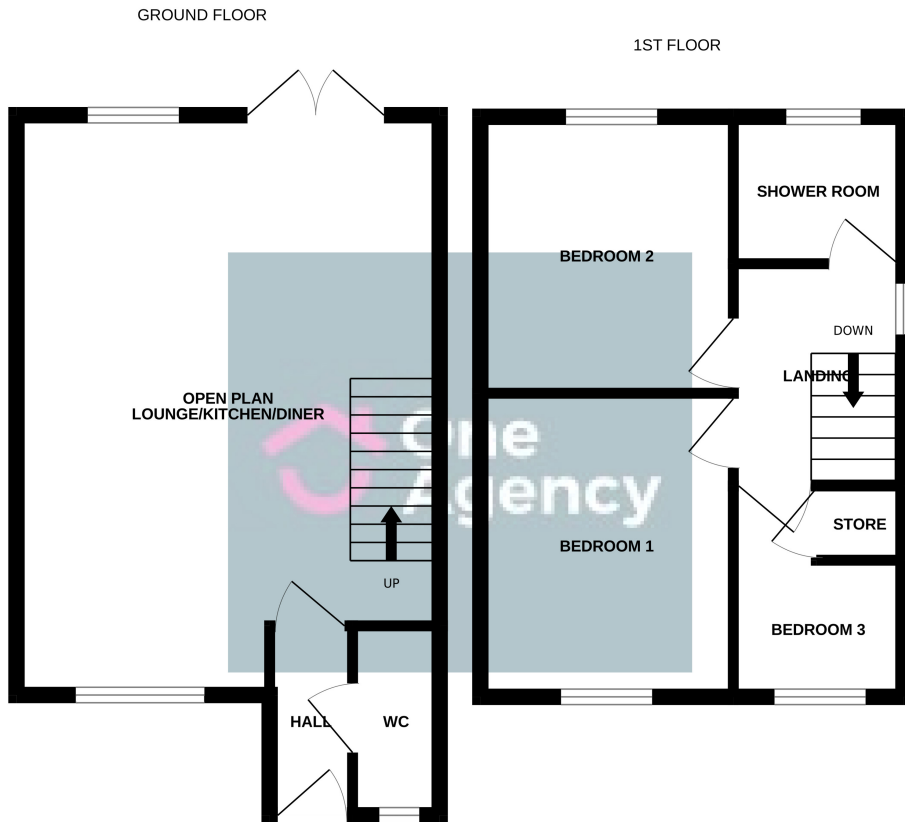
Rear - A paved patio area, decked area with pergola, storage shed and fenced borders.

### AGENTS NOTES

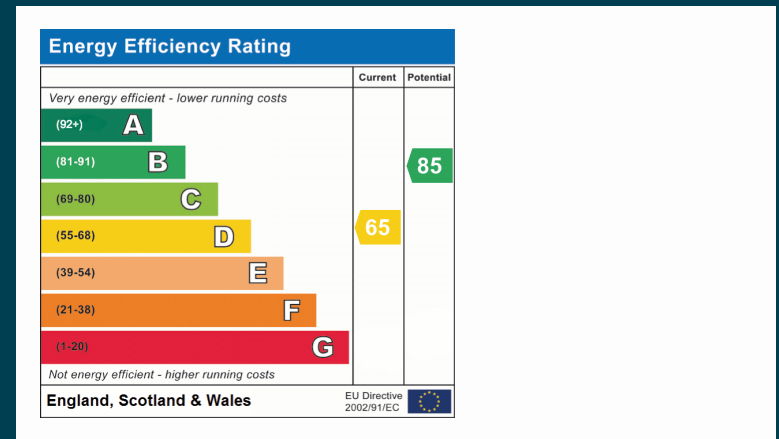
The council tax band is B. The local authority is Stoke-on-Trent.

The leasehold began on 1 January 2002 with 155 years. The vendor has advised the ground rent is £120 per annum.





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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