William Coltman Way, Tunstall, Stoke-on-Trent

OneAgency
01782 970222
hello@oneagencygroup.co.uk

£285,000

A four bedroom detached residence on a popular development with double garage. This property features large accommodation throughout and is well presented. Considered ideal for someone looking to upsize. Benefitting from an en suite to the master bedroom and generous gardens. Viewing is highly advised!

Ground Floor

Hallway

2.89m x 1.71m (9' 6" x 5' 7") Entered through the front door, radiator and vinyl flooring.

Lounge

4.49m x 3.52m (14' 9" x 11' 7") A double glazed box bay window, radiator and carpet flooring.

Dining Room

3.31m x 2.79m (10' 10" x 9' 2") Sliding door to the rear garden, radiator and vinyl flooring.

Kitchen

4.27m x 3.46m (14' 0" x 11' 4") A range of wall and base units with worktops, space for a double range cooker with splash black and hood over, plumbing for a washing machine and dishwasher, space for a fridge/freezer, door to the rear garden, storage cupboard, double glazed window, radiator and tiled flooring.

Study

2.30m x 2.26m (7' 7" x 7' 5") A double glazed window to the front and vinyl flooring.

Guest W/C

2.13m x 0.78m (7' 0" x 2' 7") A downstairs guest w/c, hand wash basin, double glazed window, radiator and vinyl flooring.

First Floor

Bedroom One

2.93m x 2.93m (9' 7" x 9' 7") A double glazed window to the front, fitted wardrobe units, radiator and en suite.

En Suite

1.44m x 1.10m (4' 9" x 3' 7") A walk in shower unit, low level w/c with hand wash basin, window, chrome towel radiator and vinyl flooring.

Bedroom Two

3.21m x 3.06m (10' 6" x 10' 0") A double glazed window to the front, storage cupboard, radiator and carpet flooring.

Bedroom Three

3.29m x 2.69m (10' 10" x 8' 10") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Four

2.67m x 2.58m (8' 9" x 8' 6") A double glazed window to the rear, radiator and carpet flooring.

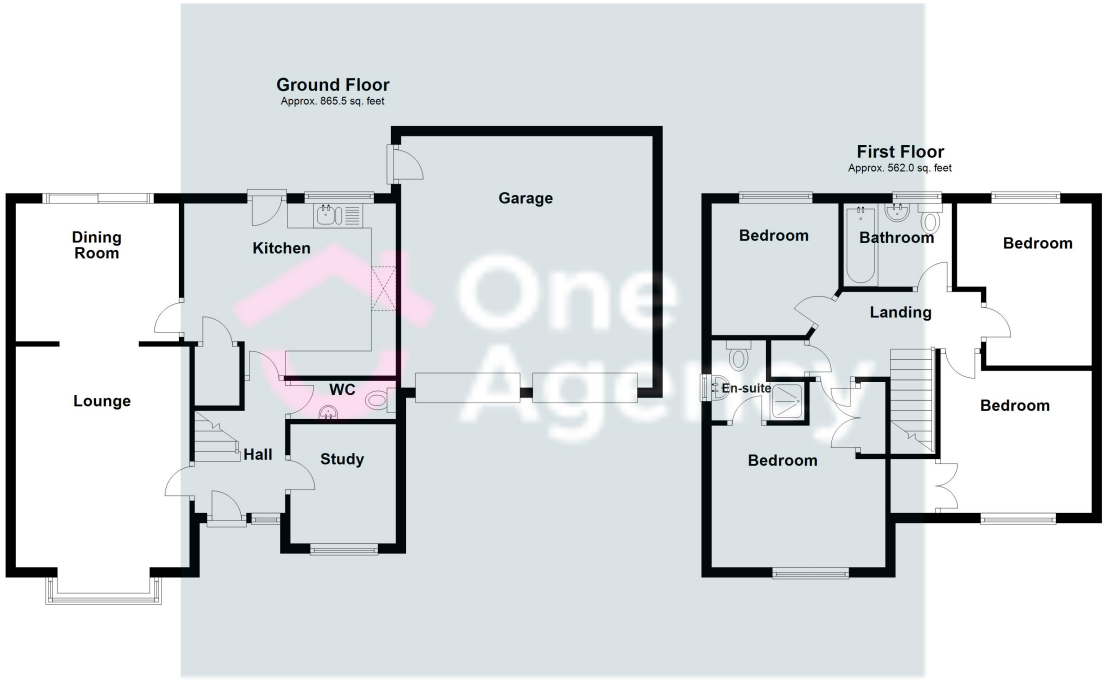
Bathroom

2.21m x 1.68m (7' 3" x 5' 6") A suite compromising of a bath, pedestal hand wash basin, low level w/c, chrome towel radiator, double glazed window and vinyl flooring.

External

Front - A tarmac driveway for off road parking and double garage.

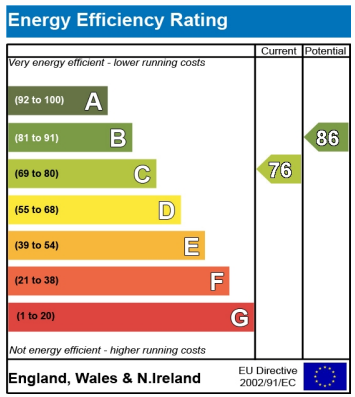
Rear - A paved area for seating and lawned section, access to garage and garden enclosed with fenced borders.



Total area: approx. 1427.5 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

OneAgency



The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ
01782 970222
hello@oneagencygroup.co.uk

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.