



Furlong Road,  
Tunstall

 **OneAgency**

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OneAgency



# £85,000

A forecourted mid-terrace house offered to the market with no onward chain. The accommodation is arranged over two floors and comprises two reception rooms, a kitchen and bathroom to the ground floor, with two bedrooms to the first floor. The property is considered ideal for first-time buyers or buy-to-let investors and is conveniently located close to Tunstall Town Centre, providing access to a wide range of local amenities and excellent road links via the A500.



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### Sitting Room

3.61m x 3.60m (11' 10" x 11' 10") Double glazed window to the front, door to front.

### Living Room

3.70m x 3.58m (12' 2" x 11' 9") Under stairs storage area, double glazed window to the rear, radiator. Stairs to first floor.

### Kitchen

3.04m x 2.00m (10' 0" x 6' 7") Stainless steel sink and drainer unit with mixer tap, double glazed window to the side, fitted range of kitchen units, laminate floor.

### Bathroom

2.11m x 1.88m (6' 11" x 6' 2") Double glazed frosted window to the side, radiator, bathroom suite comprising of panelled bath, WC and hand wash basin.

### Bedroom 1

3.60m x 2.86m plus wardrobe space (11' 10" x 9' 5") Double glazed window to the front, radiator, fitted wardrobes.

### Bedroom 2

3.70m x 3.58m (12' 2" x 11' 9") Double glazed window to the rear, built in storage area with wall mounted boiler, radiator, storage area with access to loft.

### Outside

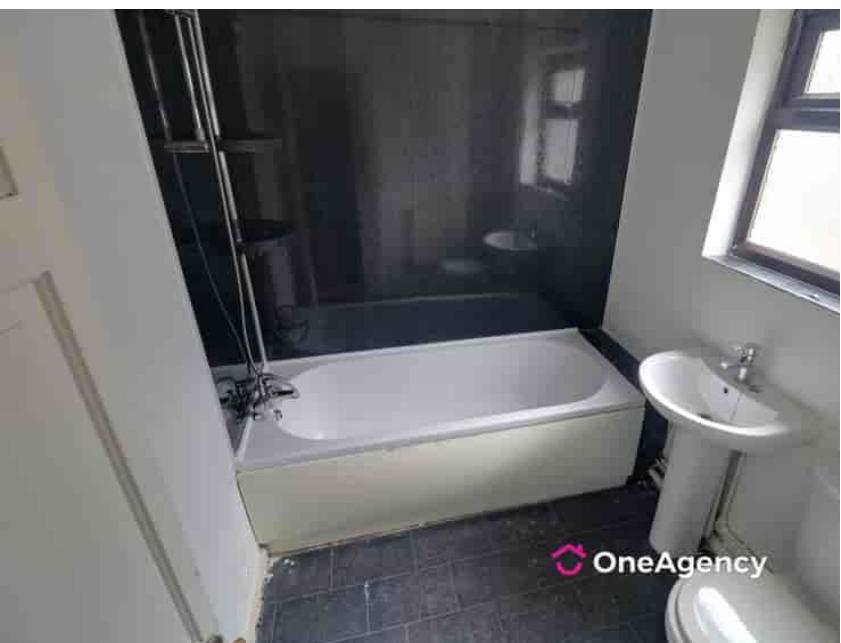
Rear yard.

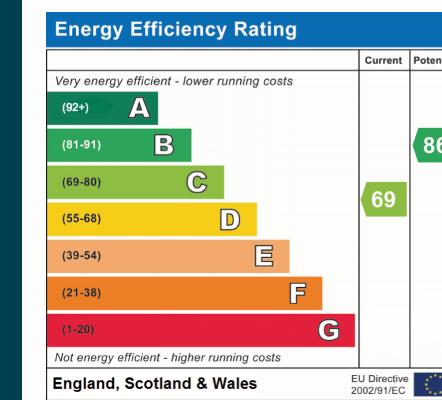
### Agents Notes

Stoke-on-Trent council tax band 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.





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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.