



George Eardley Close,
Tunstall



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£245,000

Well presented modern detached house, which offers spacious family sized living accommodation with generous plot and ample off road parking. The property benefits from an En Suite to the Master bedroom, En Suite to the Master Bedroom and NO CHAIN INVOLVEMENT. Viewing of this property which is located close to schools and amenities is highly recommended.





Entrance Hallway

Tiled floor, door to front, stairs to first floor.

Cloaks

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

Living Room

Double glazed window to the front, radiator, feature fireplace, tiled floor.

Dining Room

2.86m x 2.37m (9' 5" x 7' 9") Tiled floor, radiator.

Conservatory

3.55m x 2.88m (11' 8" x 9' 5") Double glazed windows, double glazed french doors to rear, tiled floor, radiator.

Kitchen

2.33m x 4.07m (7' 8" x 13' 4") Fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, tiled floor, part tiled walls, built in storage area.

Landing

Access to loft, laminate floor, built in storage area with boiler.

Master Bedroom

4.09m x 3.38m (13' 5" x 11' 1") Double glazed window to the front, radiator, laminate floor, built in wardrobes.

En Suite

Double glazed frosted window to the front, radiator, shower cubicle with mains shower, WC and hand wash basin. Tiled floor.

Bedroom 2

3.26m x 2.53m (10' 8" x 8' 4") Double glazed window to the rear, radiator, laminate floor, built in wardrobes.

Bedroom 3

2.44m x 2.28m (8' 0" x 7' 6") Double glazed window to the rear, radiator, laminate floor.

Bathroom

2.08m x 2.06m (6' 10" x 6' 9") Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Heated towel rail, double glazed frosted window to the front, tiled floor, part tiled walls.

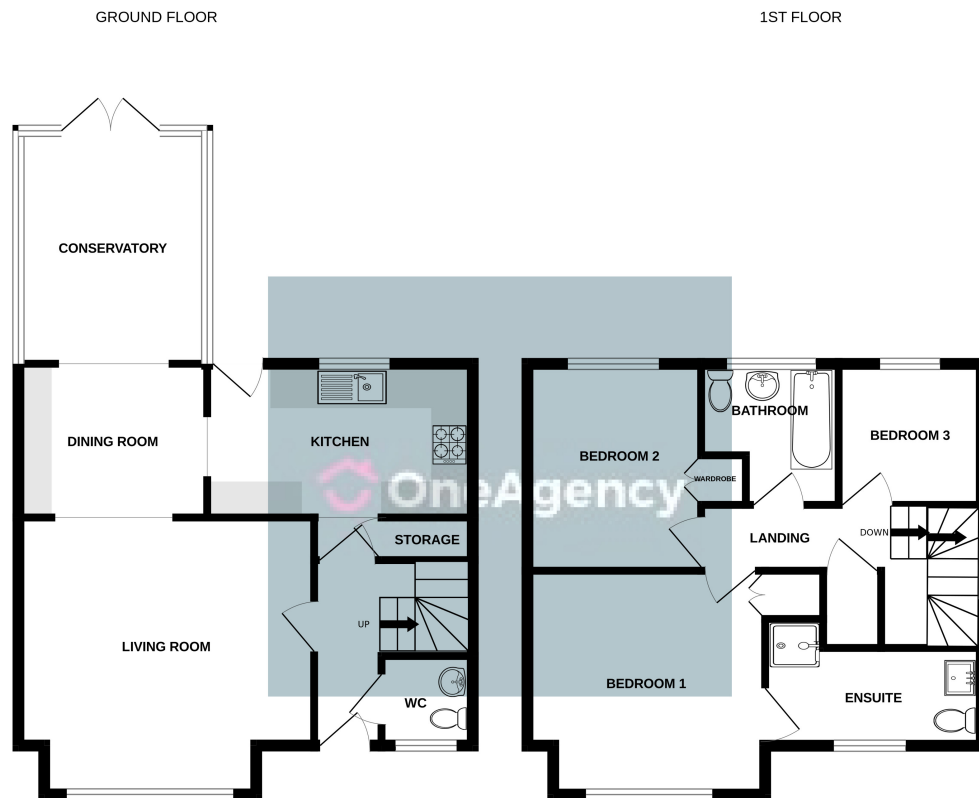
Outside

Good sized plot with generous rear garden and driveway providing ample off road parking.

Agents Notes

Council Tax Band D - Stoke-on-Trent Council.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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