



Jaycean Avenue  
Tunstall  
Stoke-on-Trent, ST6 5NJ



**OneAgency**

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£110,000

Well presented end town house with off road parking and good sized rear garden. The property is located close to Victoria park and is considered ideal for first time buyers.





#### ENTRANCE LOBBY

Stairs to first floor, radiator, laminate flooring.

#### LIVING ROOM

4.48m (plus bay) x 3.84m (14' 8" x 12' 7")  
Laminate flooring, double glazed window to front, gas living flame fire with feature fire surround, radiator.

#### KITCHEN/DINER

2.80m x 3.82m (9' 2" x 12' 6") Double glazed window to rear, fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, breakfast bar area, radiator, part tiled walls, tiled floor, plumbing for automatic washing machine, under unit lighting.

#### REAR LOBBY

Door to side.

#### CLOAKS

W.C., tiled flooring, radiator, double glazed frosted window to side.

#### UTILITY AREA

Vent for dryer, double glazed frosted window to side, tiled floor.



#### LANDING

Double glazed frosted window to side, access to loft.

#### BEDROOM ONE

3.47m x 3.66m (11' 5" x 12' 0") Radiator, double glazed windows to front, fitted wardrobes .

#### BEDROOM TWO

3.73m x 2.82m (12' 3" x 9' 3") Double glazed window to rear, radiator.

#### BATHROOM

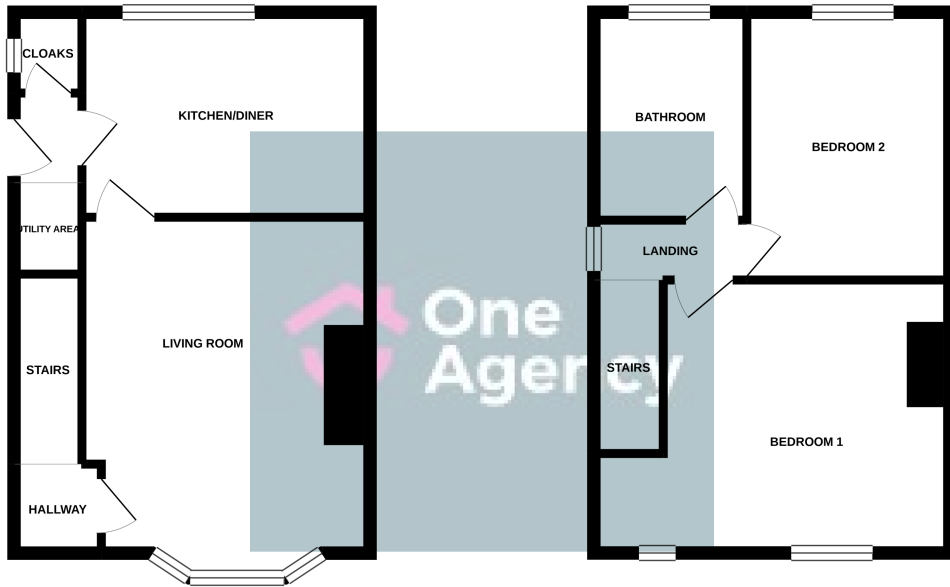
Jacuzzi bath with shower over, W.C., vanity hand wash basin, tiled walls, heated towel rail, built in storage area with wall mounted boiler.

#### OUTSIDE

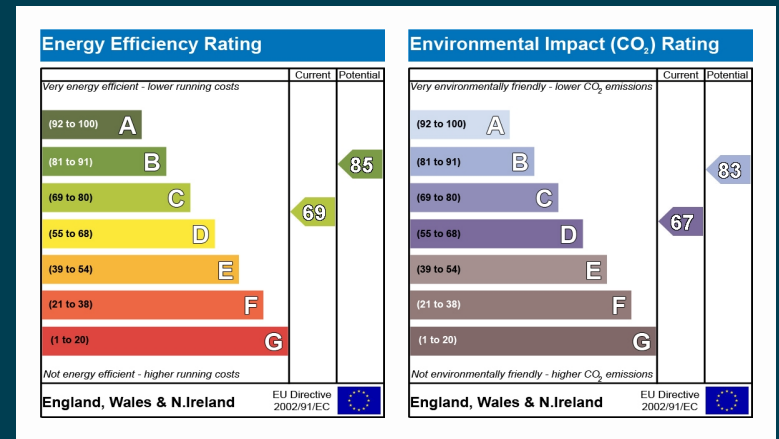
Off road parking to the front, rear garden with patio and decking area.

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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