

FOR SALE



Tudor Court, Sunny Bank, Middleport

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £70,000



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- Canal-side balcony views
- Immaculate ground floor flat
- Modern fixtures and fittings
- Two spacious double bedrooms
- Excellent public transport links



OVERVIEW This two-bedroom flat is for sale in Tudor Court, Middleport, and offers an immaculate ground floor living space. The property features an open-plan reception room that extends onto a balcony overlooking the canal, creating a canal side setting that enhances the living environment. Both bedrooms are doubles, providing ample space for occupants. The property includes an upgraded finish with modern fixtures and fittings throughout.

Built with ease of access in mind, the flat lies within easy reach of local amenities, including supermarkets, shops, and cafés. Parents will find several schools within walking distance. Westport Lake, a well-known local green space, is nearby and offers walking trails and wildlife watching opportunities. The property's position also enables convenient access to the local high street in Tunstall, offering a range of services, restaurants, and leisure facilities.

Public transport options are well-covered, with Longport Railway Station located less than two miles away. This provides direct routes to Stoke-on-Trent city centre (approximate travel time: 10 minutes) and convenient connections to Crewe, Manchester, and Birmingham. Several bus routes also serve the area, connecting to Hanley and Newcastle-under-Lyme.

This flat is offered with no onward chain, appealing to both first-time buyers and investors looking for a property with immediate purchase potential. The apartment's upgraded finishes and canal-side outlook, combined with its proximity to local amenities and transport links, present a balanced lifestyle opportunity in Stoke-on-Trent.

ENTRANCE HALL 13' 8" x 5' 0" (4.17m x 1.54m)
Intercom entry system, radiator.



LOUNGE/DINER 16' 6" x 15' 4" (5.04m x 4.69m) A spacious reception/dining space having patio doors opening onto a balcony which overlooks the canal, radiator.

radiator.

EXTERNAL Allocated parking space.

KITCHEN 11' 10" x 7' 1" (3.61m x 2.16m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, integrated fridge freezer, space and plumbing for washing machine, housing gas boiler, double glazed window, radiator.

BEDROOM 12' 11" x 9' 4" (3.95m x 2.86m) Double glazed window, radiator.

BEDROOM 15' 5" x 28' 10" (4.72m x 8.81m) Double glazed window, radiator.

BATHROOM 7' 1" x 5' 8" (2.16m x 1.73m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with rainfall shower over,





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		





All measurements are approximate and for display purposes only

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