

**FOR SALE**



**King William Street, Tunstall , Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terrace**

**Offers In Excess Of £80,000**

  
**MARTIN&CO**



**OVERVIEW** This two-bedroom terraced property is offered for sale in Tunstall and is neutrally decorated throughout. It is suited to first-time buyers or investors seeking a straightforward purchase, with the added benefit of no onward chain.

- No onward chain sale
- Two spacious double bedrooms
- Attractive investment opportunity
- Neutrally decorated throughout
- Good local shops and amenities
- Tenure - Freehold
- EPC - D

The accommodation includes two double bedrooms and a bathroom fitted with a free-standing bath. There is one reception room and one kitchen, providing a practical layout for everyday living.

The property is located within reach of a range of local amenities, including shops and services in the surrounding neighbourhoods of Tunstall and Burslem. Nearby parks such as Burslem Park and Tunstall Park offer green space, walking routes and play areas.

There are several nearby schools in the wider area of Stoke-on-Trent, catering for primary and secondary age groups, making the location suitable for buyers needing access to education facilities.

Public transport links are available via local bus routes connecting to Stoke-on-Trent city centre and neighbouring towns. For rail services, Stoke-on-Trent railway station can be reached by bus or car, providing direct services to destinations including Manchester, Birmingham and London, with journey times to Manchester typically around 45–60 minutes and to Birmingham around 50–70 minutes.

Overall, this two-bedroom terraced home presents an





opportunity for buyers looking for a neutrally decorated property in a residential area with access to parks, schools, amenities and public transport connections.

**LOUNGE** 12' 3" x 11' 3" (3.74m x 3.45m) Entered via a UPVC front door, window to the front elevation, radiator.

**KITCHEN** 12' 2" x 11' 3" (3.72m x 3.45m) Fitted with base units with worksurface over which incorporates a sink unit and drainer, space for appliances, window to rear elevation, stairs to first floor, storage cupboard, radiator.

**REAR PORCH** Door giving access to rear garden, storage cupboard.

**BATHROOM** 8' 0" x 6' 5" (2.46m x 1.98m) Comprising; low level WC, pedestal hand wash basin and bath with shower attachment, window to the side elevation, radiator.

**BEDROOM** 11' 3" x 10' 1" (3.45m x 3.09m) Window to the front elevation, radiator.

**BEDROOM** 12' 2" x 11' 3" (3.72m x 3.45m) Window to the rear elevation, storage cupboard, radiator.

**EXTERNAL** Paved yard to the rear.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

