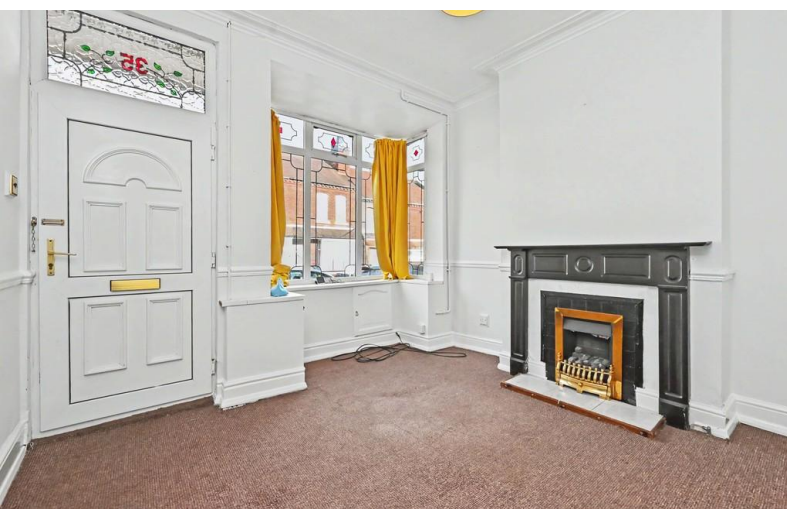


**FOR SALE**



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

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers In Excess Of £80,000**





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

2 Bedrooms, 1 Bathroom

Offers In Excess Of £80,000

- Two double bedrooms
- Two separate reception rooms
- Good overall condition
- Attractive to investors
- Close to local amenities



**OVERVIEW** This two-bedroom terraced house is for sale in Tunstall and is presented in good condition, making it suitable for both first-time buyers and investors. The ground floor layout includes two separate reception rooms, offering defined spaces for living and dining or home working. A ground floor bathroom serves the property, and there are two double bedrooms on the upper level.

The house is located within reach of local amenities, including everyday shops, supermarkets and services in the surrounding area. Burslem town centre, with its range of independent retailers, cafés and essential facilities, is accessible by car or public transport.

Public transport links are available via local bus services connecting to Stoke-on-Trent city centre and nearby neighbourhoods. Longport railway station is within a short drive, offering services towards Crewe and Derby, with connections onwards to Manchester, Birmingham and London. Stoke-on-Trent mainline station can be reached by car or bus, providing direct services to Manchester in around 45–50 minutes and to London Euston in approximately 1 hour 30 minutes, subject to timetable.

The area benefits from several schools and green spaces within driving distance, including local parks suitable for walking and recreation. Road links such as the A500 and A50 provide access to the wider North Staffordshire area and the national motorway network.

The property is offered for sale with no onward chain, which may appeal to buyers seeking a straightforward purchase process.

**LOUNGE** 11' 3" x 10' 6" (3.43m x 3.2m) Enter via an UPVC front door, window to the front elevation, fireplace, radiator



**DINING ROOM 12' 6" x 11' 3" (3.81m x 3.43m)** Window to the rear elevation, fireplace, radiator

**KITCHEN 9' 9" x 6' 8" (2.97m x 2.03m)** Wall and base units with worktop over, stainless steel single sink, space for appliances, window to the side elevation, leading to back door

**BATHROOM 6' 10" x 5' 2" (2.08m x 1.57m)** Comprising low level WC, pedestal hand wash basin, bath with shower attachment, window to the side elevation

**BEDROOM ONE 12' 6" x 11' 3" (3.81m x 3.43m)** Window to the rear elevation, radiator

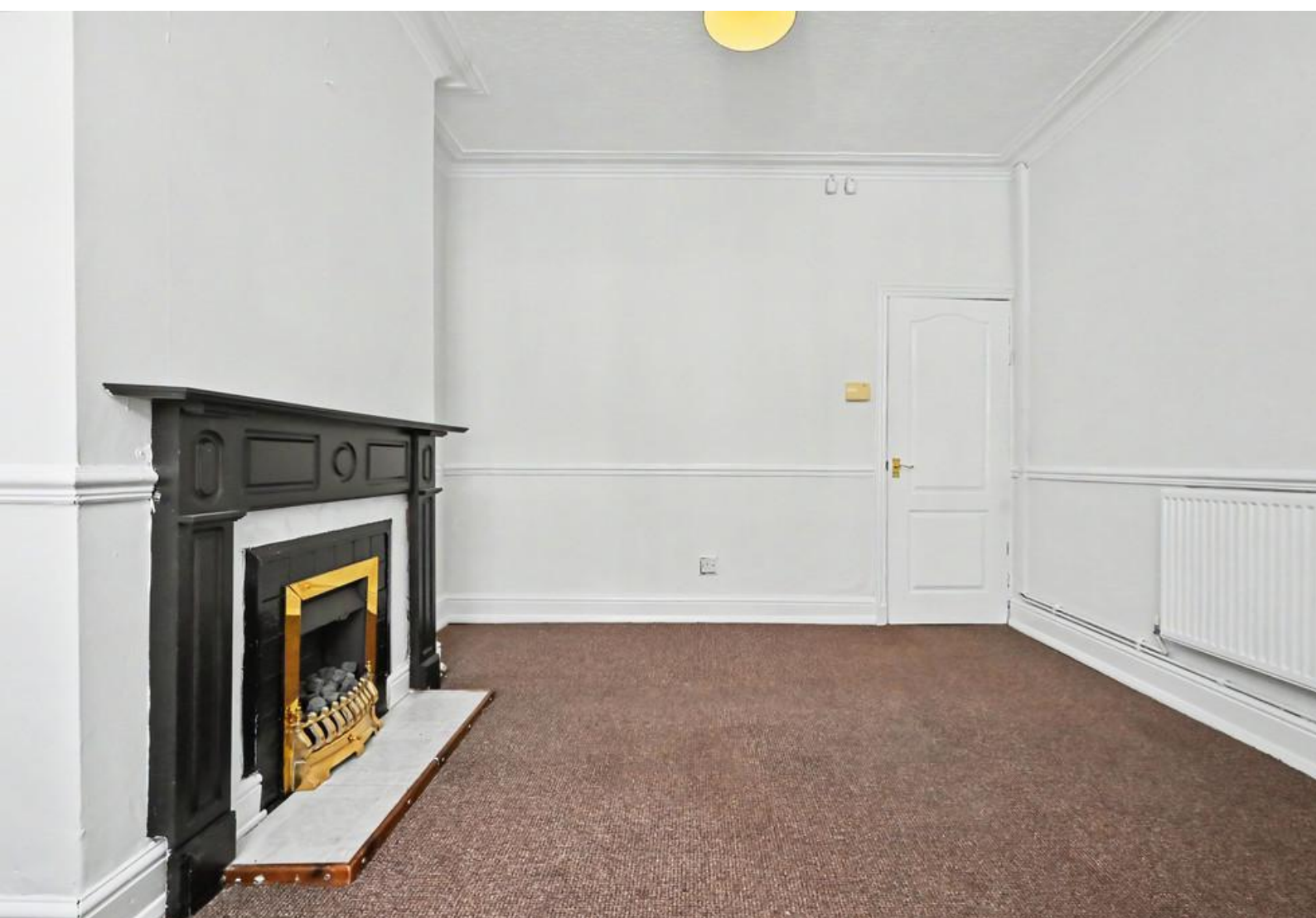
**BEDROOM TWO 11' 3" x 10' 6" (3.43m x 3.2m)** Window to the front elevation, radiator

**REAR YARD**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

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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.

