



## 57 Tunstall Road, Biddulph, Stoke-On-Trent, ST8 6HJ

£130,000

- Two-Bedroom Semi-Detached Home
- Kitchen Fitted With Contemporary Units
- Enclosed Low Maintenance Rear Garden With Brick Built Store
- Low Maintenance Property Ideal For First-Time Buyers
- Two Double Bedrooms
- Located Close To Biddulph Town Centre
- Two Good Sized Reception Rooms
- Modern Shower Room

# 57 Tunstall Road, Stoke-On-Trent ST8 6HJ

This well-presented two-bedroom semi-detached home on Tunstall Road offers comfortable, practical living and is an ideal choice for first time buyers or anyone looking for a low maintenance property in a convenient location.



Council Tax Band: A



Inside, you'll find two good-sized reception rooms, providing flexible space for relaxing, dining, or working from home. The main lounge features an attractive sliding door, adding a smart, modern touch.

The kitchen is well fitted with contemporary units and wooden worktops & incorporating breakfast bar and connects directly to the second reception room for easy day-to-day use.

Upstairs, there are two double bedrooms, both neutrally decorated and ready for personalisation. The modern shower room offers a clean, practical finish with a corner enclosure and modern tiling.

Outside, the property benefits from an enclosed rear yard, offering a private, low-maintenance space for outdoor use. There is also a useful brick built store.

Located close to Biddulph town centre, the home provides easy access to local shops, schools, and transport links, making it a convenient and appealing option for a variety of buyers.

### **Lounge**

12'9" x 11'5"

Having a UPVC double glazed

Modern front entrance door with obscured glazed panelling, UPVC double glazed window to the front and rear aspect. Radiator, built in bespoke

cabinetry, feature cast iron fireplace.

Sliding door to:-

### **Dining Room**

11'6" x 10'5"

Open inset to chimney breast, radiator, bespoke cabinetry to chimney recess. Under Stairs store cupboard. Stairs off to first floor landing opening and hallway through to the kitchen.

### **Kitchen**

12'11" x 6'7"

Having a range of on-trend wall mounted high gloss base units with solid wood worksurface over and matching up stand having incorporating breakfast bar opening through into the dining room. Range of integral appliances including a Samsung combination oven and grill with separate ceramic hob with stainless steel splashback and matching chimney style extractor fan over. Inset sink unit with mixer tap over, plumbing for washing machine, space for fridge freezer. UPVC double glazed window and door to the rear aspect, red quarry tiled flooring. Extending to both rooms.

### **First Floor Landing**

Having access to loft space which is fully boarded also having electric. mains fitted smoke alarm to the landing and ground floor, recessed lighting to ceiling.

### **Shower Room**

Having a fully enclosed shower cubicle with electric shower, countertop wash

hand basin with open storage underneath, low-level WC. Part tiled walls, UPVC double glazed obscured window to the rear aspect, chrome heated towel radiator.

### **Bedroom One**

16'11" x 11'0"

Having a UPVC double glazed window to the front aspect, radiator, recessed lighting to ceiling. Electric TV point to chimney breast.

### **Bedroom Two**

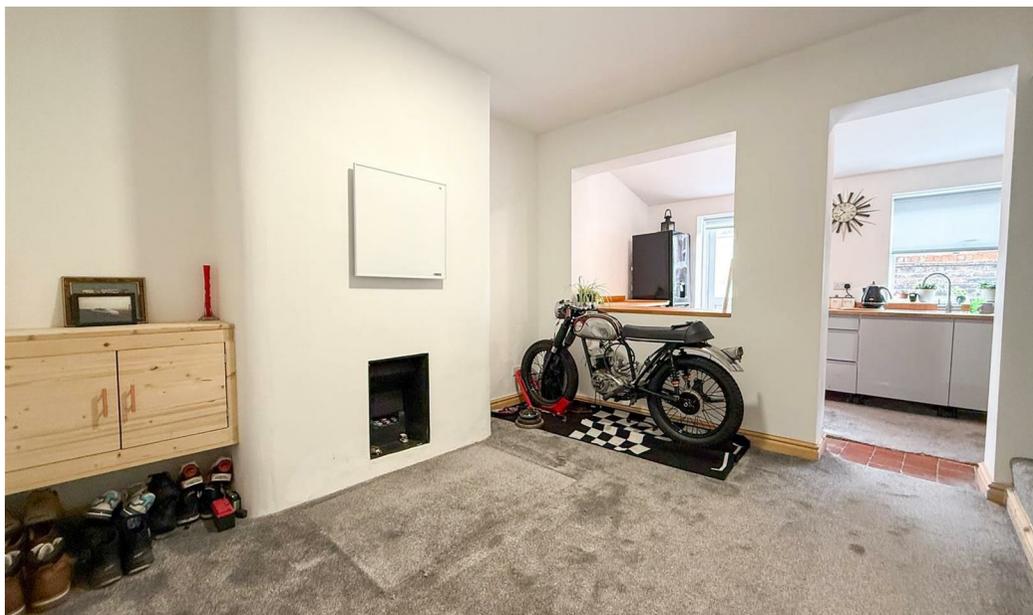
11'3" x 10'4"

Having a UPVC double glazed window to the rear aspect, radiator. Wall mounted TV electric point.

### **Externally**

To the front of the property, there is a forecourt area with gated access. Side access to the rear yard which is fully enclosed it also has a useful brick belt store.





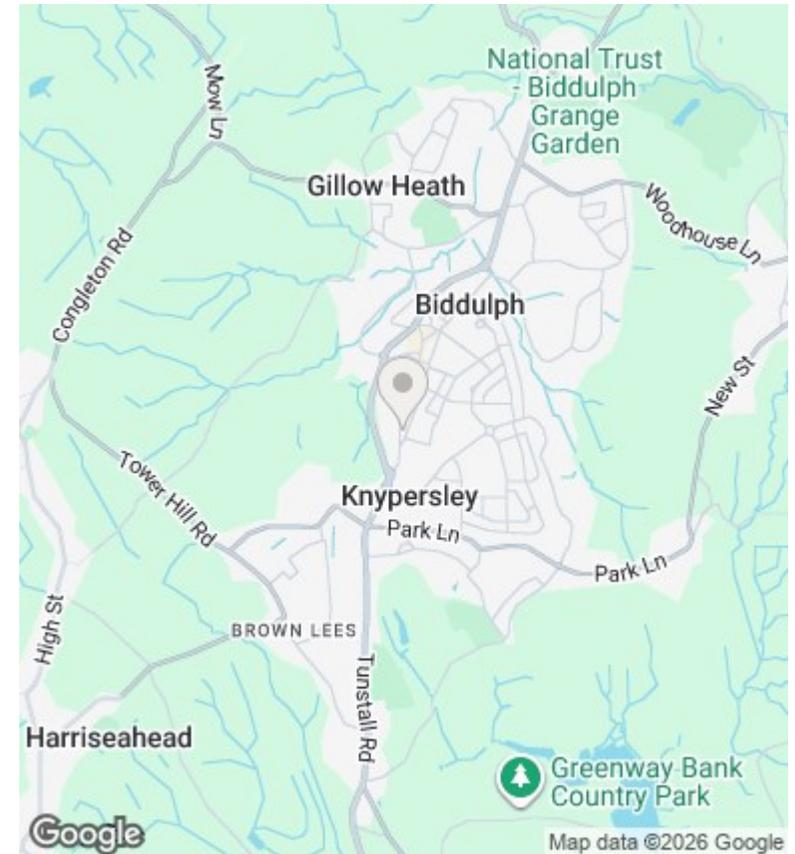
## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	