



## 13 Greenfield Road

Tunstall, ST6 5NQ

**Price £164,000**



Carters are delighted to bring to the market this beautifully presented traditional semi-detached residence, finished to a high standard throughout and offered with no onward chain.

Upon entering the property, you are welcomed into an inviting living room featuring an attractive bay window and a cosy gas fire. To the rear of the property is a spacious open-plan kitchen and dining area with French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The ground floor also benefits from a separate laundry area and a convenient W.C.

Upstairs, the property offers three generously sized bedrooms, all with fitted wardrobes, along with a modern and luxurious four-piece family bathroom suite.

Externally, the property features a detached garage, a driveway providing off-road parking, and a well-maintained lawned garden.

This fantastic turn-key home is ideal for first-time buyers and is offered with no onward chain, making it a superb opportunity not to be missed.

# 13 Greenfield Road

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Access to the stairs. Radiator.

## Living Room

12'8" x 14'8" (3.86m x 4.47m)

UPVC double glazed bay window to the front elevation. Gas fire with a marble surround and hearth. Radiator. TV aerial point. Laminate flooring.

## Dining Room

9'2" x 12'7" (2.79m x 3.84m)

UPVC double glazed french doors to the rear elevation leading to the garden. Radiator. Laminate flooring.

## Kitchen

8'2" x 8'7" (2.49m x 2.62m)

UPVC double glazed window to the rear elevation. Modern high gloss kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob with an extractor over. Integrated fridge freezer. Partially tiled walls. Laminate flooring.

## Utility Space

UPVC double glazed window to the side elevation. Laminate flooring.

## W.C

UPVC double glazed window to the side elevation. Mid level w.c. Tiled walls. Vinyl flooring.

## Rear Hallway

UPVC double glazed entrance door to the side elevation. Vinyl flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Access to the loft space which is boarded and has a light.

## Bedroom One

14' x 11'11" (4.27m x 3.63m)

Two UPVC double glazed windows to the front elevation. Fitted wardrobes and drawer units. Radiator.

## Bedroom Two

6'4" x 10'1" (1.93m x 3.07m)

UPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator. Laminate flooring.

## Bedroom Three

8'3" x 8'9" (2.51m x 2.67m)

UPVC double glazed window to the rear elevation. Fitted single bed frame with shelving, wardrobe and drawer units. Radiator. TV aerial point. Laminate flooring.

## Family Bathroom

UPVC double glazed window to the side elevation. Modern white four piece fitted bathroom suite, comprising of; corner shower enclosure, panel bath, vanity basin unit with storage under and a mid level w.c. Aqua paneling to the walls. Extractor fan. Chrome heated towel rail. Vinyl flooring.

## Externally

To the front of the property there is a block-paved driveway providing off-road parking.

To the rear, the garden is mainly laid to lawn and benefits from a secure gate providing access to the front of the property. The garden features a selection of seasonal plants and shrubs, along with a paved patio area ideal for outdoor seating. An outside tap is also installed for added convenience.

## Garage

Up and over garage door to the front elevation. Hardwood single glazed window to the side elevation. Power and lighting.

## Additional Information

Freehold. Council Tax Band B.

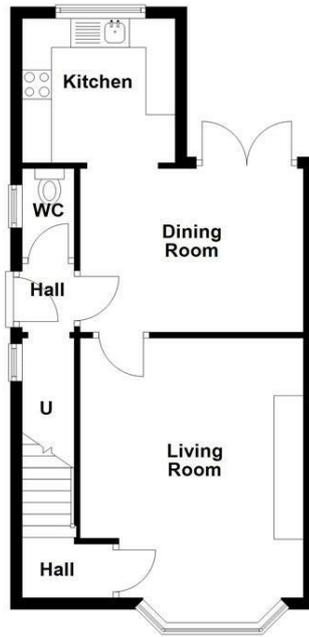
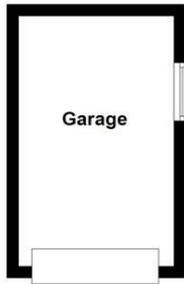
Total Floor Area: 86 Square Meters / 925 Square Foot.

## Disclaimer

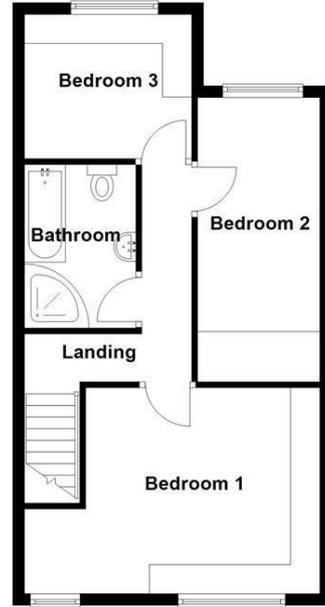
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Tel: 01782 470391

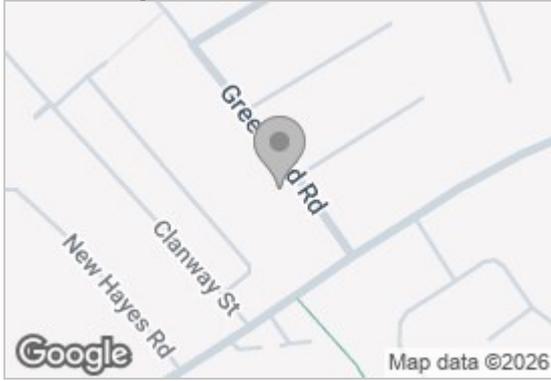
Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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