



## Homeleigh Ambleside Place

Tunstall Stoke-On-Trent ST6 7ES

"Once I had a secret love, that lived within the heart of me, all too soon my secret love, became impatient to be free"... we couldn't wait any longer to show you this immaculate and lovingly treasured semi detached home, located on Ambleside Place. The property comprises of a large lounge/diner, modern fitted kitchen and conservatory to the ground floor. To the first floor you will find three, perfectly sized bedrooms and a family bathroom. Sitting on a sizeable, secluded plot, the exterior has a huge driveway, two garages and a manicured rear garden...And just like that my secret love's, No secret anymore, its looking for a new owner to make it their home, call today to arrange your viewing!

**Asking price £190,000**

# Homeleigh Ambleside Place

Tunstall, Stoke-On-Trent, ST6 7ES



- FANTASTIC SEMI DETACHED PROPERTY
- FANTASTIC CONSERVATORY
- HUGE DRIVEWAY
- SOLD WITH NO UPWARD CHAIN
- GROUND FLOOR
- LARGE LOUNGE/DINER
- THREE BEDROOMS
- TWO GARAGES
- MODERN FITTED KITCHEN
- FAMILY FITTED BATHROOM
- MANICURED GARDEN

## Entrance Porch

8'2" x 4'3" (2.50 x 1.32)

Door to the front aspect. Double glazed surround windows.

## Entrance Hall

7'9" x 5'11" (2.37 x 1.82)

Stairs to the first floor. Door to Porch.

## Lounge

14'9" x 10'8" (4.51 x 3.26)

A double glazed bay window overlooks the front aspect. Radiator.

## Dining Room

14'4" x 10'7" (4.37 x 3.25)

A double glazed door leads to the rear aspect coupled with double glazed windows. Radiator.

## Kitchen

14'7" x 5'9" (4.46 x 1.77)

Two double glazed windows look into the conservatory. Open door way into rear hall, fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer.

Coordinating work surface areas.

Freestanding oven. Space and plumbing for washing machine and fridge/freezer. Partly tiled walls.

## Conservatory

16'2" x 7'8" (4.94 x 2.35)

Fitted with surround double glazed windows. Two radiators.

## Rear Hall

6'7" x 3'6" (2.03 x 1.08)

Door leading into conservatory and cloakroom.

## Cloakroom

6'0" x 3'4" (1.85 x 1.03)

A double glazed window looks into the conservatory. Low Level W.C and wall mounted combi boiler.

## FIRST FLOOR

### First Floor Landing

6'2" x 5'10" (1.89 x 1.79)

Stairs from the ground floor. Double glazed window to the side aspect.

### Bedroom One

11'6" x 10'8" (3.52 x 3.27)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

12'0" x 10'9" (3.68 x 3.30)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

9'0" x 5'11" (2.75 x 1.81)

A double glazed window overlooks the front aspect. Radiator.

## Bathroom

7'9" x 5'8" (2.37 x 1.74)

A double glazed window overlooks the side aspect. Fitted with a suite comprising of bath with shower

overhead, Low Level W.C and wash hand basin. Fully tiled, radiator and loft hatch.

## EXTERIOR

Sitting on a sizeable plot, with a long private driveway, leading to ample off road parking and two detached garages. To the rear, the garden is manicured with paved patio, stones and mature shrub border. Shed.

## TWO GARAGES

One garage has an up and over door. The second garage has UPVC double glazed door to the front aspect coupled with a single glazed window to the front.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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