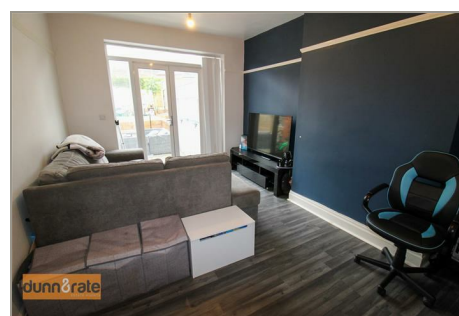
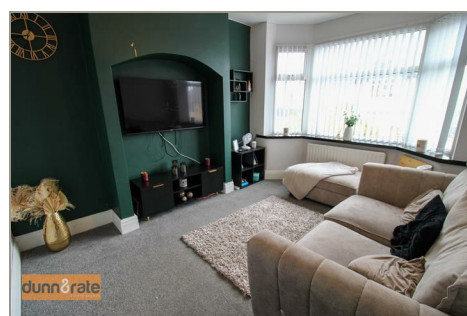




12 St. Georges Avenue

Tunstall, Stoke-On-Trent, ST6 7JR

You ain't never had a friend like me! Rub my magic lamp and I will grant you three wishes?? What will it be? A spacious semi detached property with off road parking! GRANTED! A property that has two reception rooms, modern fitted kitchen and cloakroom! GRANTED! And I need three bedrooms and contemporary family bathroom! Well my master I GRANT you all three! And I will throw in a fully enclosed landscaped rear garden. All located in the popular area of Tunstall, close to local amenities and commuter links to the main town centre See all you gotta do is rub that lamp, and I'll say, Mister home hunter, sir. What will your pleasure be? Let me take your criteria, jot it down! You ain't never had a friend like me!!! Don't delay and call and book your viewing today!

Offers in excess of £190,000

12 St. Georges Avenue

Tunstall, Stoke-On-Trent, ST6 7JR



- SPACIOUS SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- ENCLOSED LANDSCAPED REAR GARDEN
- TWO RECEPTION ROOMS
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION, CLOSER TO SCHOOLING AND AMENITIES
- FITTED KITCHEN AND CLOAKROOM
- OFF ROAD PARKING

GROUND FLOOR

Entrance Porch

UPVC double doors to the front aspect. Tiled flooring.

Entrance Hall

12'11" x 5'10" (3.95 x 1.78)

Door to the front aspect. Radiator and door to under stair storage cupboard.

Cloakroom

7'0" x 3'7" (2.15 x 1.10)

UPVC window to the side aspect. Fitted with a low level WC and wash hand basin. Wall mounted combi boiler and tiled flooring.

Lounge

12'4" x 10'3" (3.78 x 3.14)

UPVC Bay window to the front aspect. Radiator.

Family Room

14'11" x 10'4" (4.57 x 3.15)

UPVC patio doors to the rear aspect. Radiator.

Kitchen

16'2" x 5'10" (4.93 x 1.78)

UPVC windows to the side and rear aspect. UPVC door to the

front aspect. Fitted with a range of all and base storage units with inset a sterite sink and side drainer. Coordinating work surface areas and fully tiled walls. Integrated appliances include gas hob with cooker hood above and gas oven. Plumbing for a washing machine and space for a fridge/freezer.

FIRST FLOOR

Landing

6'6" x 5'10" (2.00 x 1.78)

UPVC window to the side aspect. Stairs from first floor and loft hatch access.

Bedroom One

10'10" x 10'7" (3.31 x 3.24)

UPVC window to the rear aspect. Radiator.

Bedroom Two

13'1" x 10'5" (4.00 x 3.18)

UPVC bay window to the front aspect. Radiator.

Bedroom Three

10'9" x 7'1" (3.29 x 2.16)

UPVC windows to the front and rear aspect. Radiator.

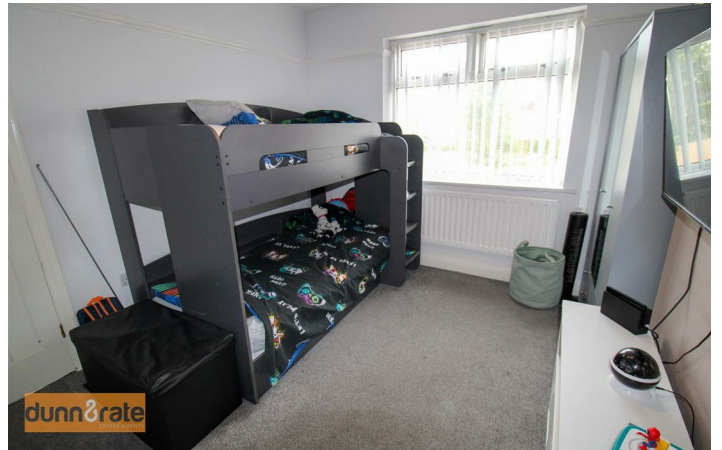
Bathroom

7'6" x 5'6" (2.31 x 1.70)

UPVC window to the side aspect. Fitted with a suite comprising bath with waterfall shower above, vanity wash hand basin and low level WC. Fully tiled walls and flooring. Vertical radiator.

EXTERIOR

To the front of the property there is a paved driveway and garden area. To the rear there is an enclosed garden with Indian stone patio and artificial lawned garden.



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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