



39 Etruscan Street

Hanley, Stoke-On-Trent, ST1 5PQ

Like water off a ducks back, this will be the easiest property purchase you have made! Beautifully presented and excellently located in Hanley, close to local amenities and commuter links to the main town centre and A500 this semi detached property on Etruscan Street ticks all the boxes. The accommodation comprises spacious lounge, kitchen/diner, cloakroom, two double bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed landscaped rear garden. Perfectly positioned in Hanley within walking distance to the popular Festival Park retail park, easy access to the A500 and commuter links to Hanley town centre and Newcastle, sold with no upward chain!! Don't be a duck caught out of water call today to book yourself a viewing.

£154,950

39 Etruscan Street

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- IMMACULATE SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING, QUITE CUL DE SAC LOCATION
- GOOD SIZED LOUNGE
- CONTEMPORARY BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN/DINER
- LANDSCAPED REAR GARDEN
- CENTRAL LOCATION TO COMMUTERS LINKS

GROUND FLOOR

Entrance Hall

UPVC door to the front aspect. Radiator and stairs to the first floor. Laminate flooring.

Cloakroom

4'11" x 2'9" (1.50 x 0.84)

A UPVC window to the front aspect. Fitted with a suite comprising low level W.C and wash hand basin. Radiator.

Lounge

14'9" x 9'9" (4.52 x 2.99)

A UPVC window to the front aspect. Radiator. Television and telephone point. Laminate flooring.

Kitchen/Diner

13'0" x 8'6" (3.98 x 2.61)

A UPVC door to the rear aspect and two UPVC windows to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas with partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Combi boiler housed in cupboard. Radiator and door to under stair storage cupboard. Tiled flooring.

FIRST FLOOR

Landing

Stairs from the ground floor. Loft hatch access.

Bedroom One

13'1" x 9'2" (4.00 x 2.80)

A UPVC window to the rear aspect. Radiator and television point.

Bedroom Two

13'1" x 7'11" (4.00 x 2.42)

Two UPVC windows to the rear aspect. Radiator and door to storage cupboard.

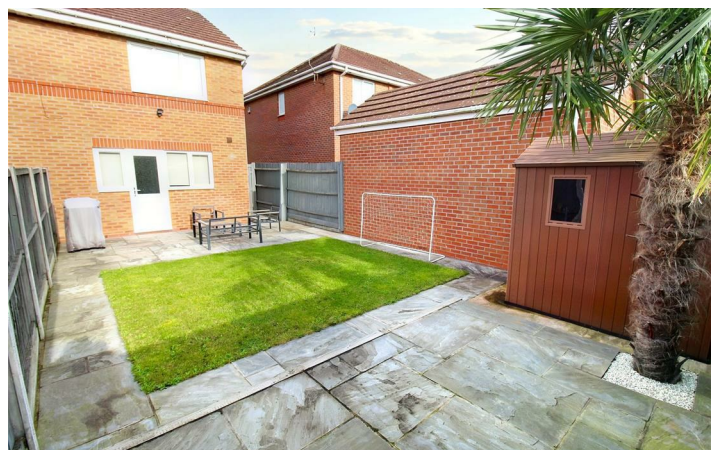
Bathroom

6'3" x 5'10" (1.91 x 1.80)

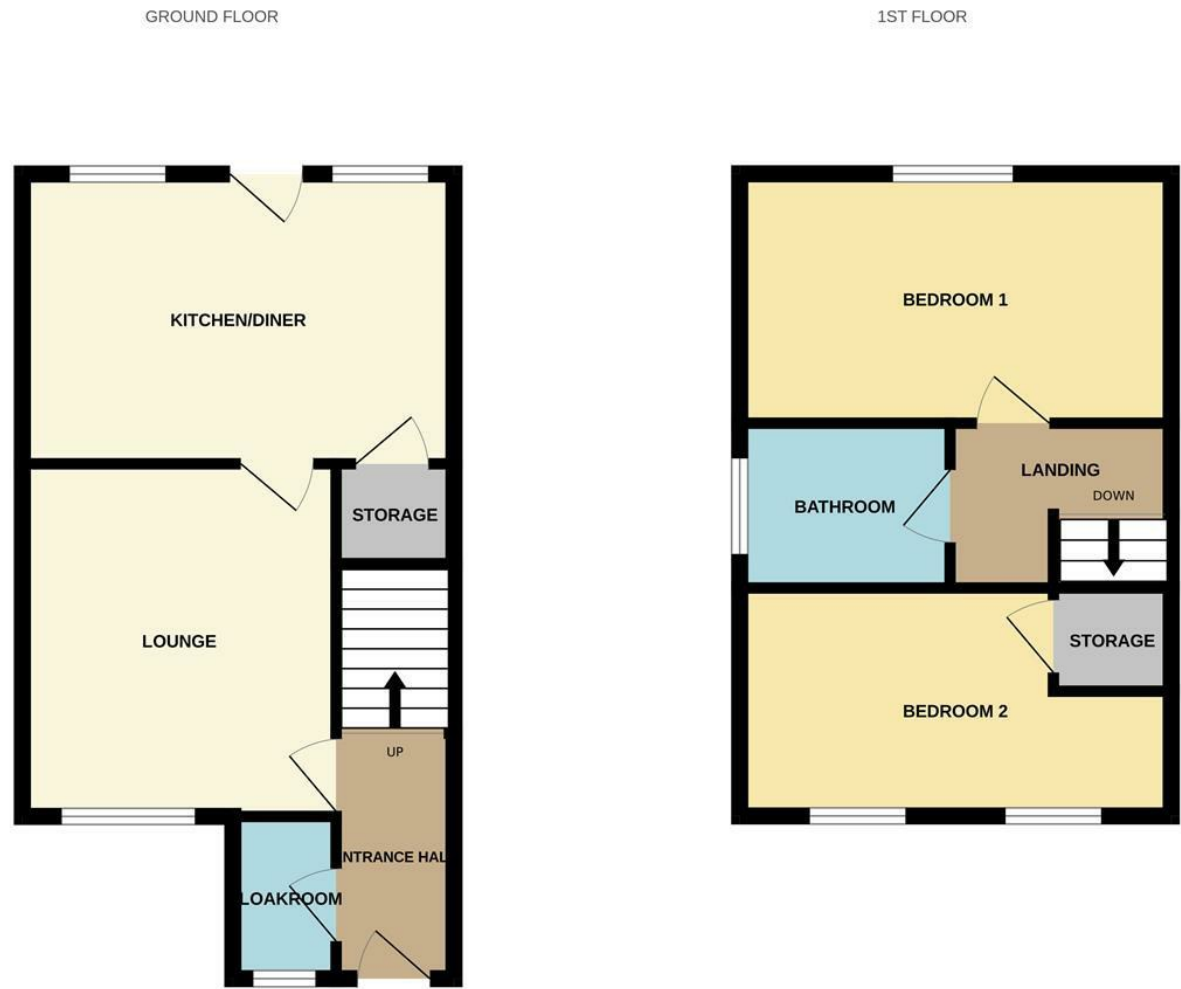
A UPVC window to the side aspect. Fitted with a suite comprising bath with mixer tap and shower above. Wash hand basin and low level W.C. Partly tiled walls and extractor fan. Shaver point and radiator. Tiled flooring

EXTERIOR

To the front of the property there is allocated parking. To the rear there is a landscaped garden with an Indian stone patio and laid to lawned garden. Shed.



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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