



## 67 Eastwood Road Hanley, Stoke-On-Trent, ST1 3TJ

The sun rises in the EAST and sets in the West. Well the rising hot sun shines brightly over this spacious APARTMENT located on Eastwood Road in Hanley. The accommodation comprises of an open plan lounge/dining/kitchen, TWO good sized bedrooms and a contemporary fitted bathroom. Externally the property benefits from allocated parking and access to a canal side communal garden. Located in the popular area of Hanley, close to local amenities, schooling and commuter links to the main town centre. Watch the sun shine high over your new home and call to book a viewing today.

**£100,000**

# 67 Eastwood Road

Hanley, Stoke-On-Trent, ST1 3TJ



- SUPERB FIRST FLOOR APARTMENT
- FITTED MODERN BATHROOM
- POPULAR LOCATION
- OPEN PLAN LOUNGE/DINER/KITCHEN
- PRIVATE PARKING TO THE REAR
- EARLY VIEWING A MUST
- TWO GOOD SIZED BEDROOMS
- FREEHOLD

## GROUND FLOOR

### FIRST FLOOR

#### Entrance Hall

A UPVC door opens to the front aspect. Stairs to the first floor.

#### Open Plan Lounge/Diner/Kitchen

18'1" x 16'7" (5.52 x 5.08)

Stairs from the ground floor, and two double glazed windows look out to the front aspect. Fitted Kitchen with a range of wall and base storage units and coordinating work surface areas. Inset stainless steel sink and side drainer, gas hob and oven with extractor above and dishwasher. Space for an undercounter fridge/freezer. Cupboard housing boiler, storage/pantry cupboard, two radiators and loft access hatch.

#### Bedroom One

11'5" x 8'0" (3.48 x 2.45)

A double glazed window looks out to the rear aspect. Built in wardrobes and drawers. Radiator.

#### Bedroom Two

7'4" x 6'2" (2.25 x 1.89)

A double glazed window looks out to the rear aspect. Radiator.

#### Bathroom

6'2" x 6'0" (1.89 x 1.85)

Fitted suite comprising of bath with shower

overhead, wash hand basin and Low Level WC. Partly tiled walls and radiator.

### EXTERIOR

To the side of the property there is a side access drive to rear parking, where the property has allocated parking space. The property also has two outdoor storage sheds, located next to the entrance of the property. The property also has access to the communal garden which is located canal side.

### Charges

This property is a freehold but there is a yearly service charge for maintenance of the car park and grounds. The current service charge is £142.82 plus a shared driveway service charge of £16.68 per annum.



# 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	