



17 Waterglades Close

Etruria, Stoke-On-Trent, ST1 5GE

Like WATER off a ducks back, this will be the easiest property purchase you have made! Beautifully presented and excellently located in Etruria, close to local amenities and commuter links to the main town centre and A500 this semi detached property on WATERglades Close ticks all the boxes. The accommodation comprises spacious lounge, kitchen/diner, utility room, two double bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed rear garden laid to lawn with a paved patio area. Perfectly positioned in Etruria within walking distance to the popular Festival Park retail park, easy access to the A500 and commuter links to Hanley town centre and Newcastle. Don't be a duck caught out of WATER call today to book yourself a viewing.

£124,950

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- IMMACULATE SEMI DETACHED
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- EARLY VIEWING A MUST
- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- MODERN FITTED KITCHEN/DINER
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

10'0" x 3'3" (3.07 x 1.00)

The property has a wooden entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

14'9" x 9'10" (4.52 x 3.02)

A double glazed window overlooks the front aspect. Television point. Radiator.

Kitchen/Diner

13'1" x 8'8" (4.00 x 2.65)

A double glazed window overlooks the rear aspect coupled with the a wooden rear access door. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space for fridge/freezer and dishwasher. Wall

mounted central heating boiler. Under stairs storage cupboard and space for table and chairs.

Utility Room

4'11" x 2'9" (1.50 x 0.85)

A double glazed window overlooks the front aspect. Space and plumbing for washing machine. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

13'3" x 9'2" (4.04 x 2.81)

A double glazed window overlooks the front aspect. Television point. Radiator.

Bedroom Two

13'1" x 8'3" (4.01 x 2.52)

Two double glazed windows overlook the front aspect. Television point and radiator. Airing cupboard.

Bathroom

6'4" x 5'10" (1.95 x 1.80)

Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls, shaver point and extractor fan. Radiator.

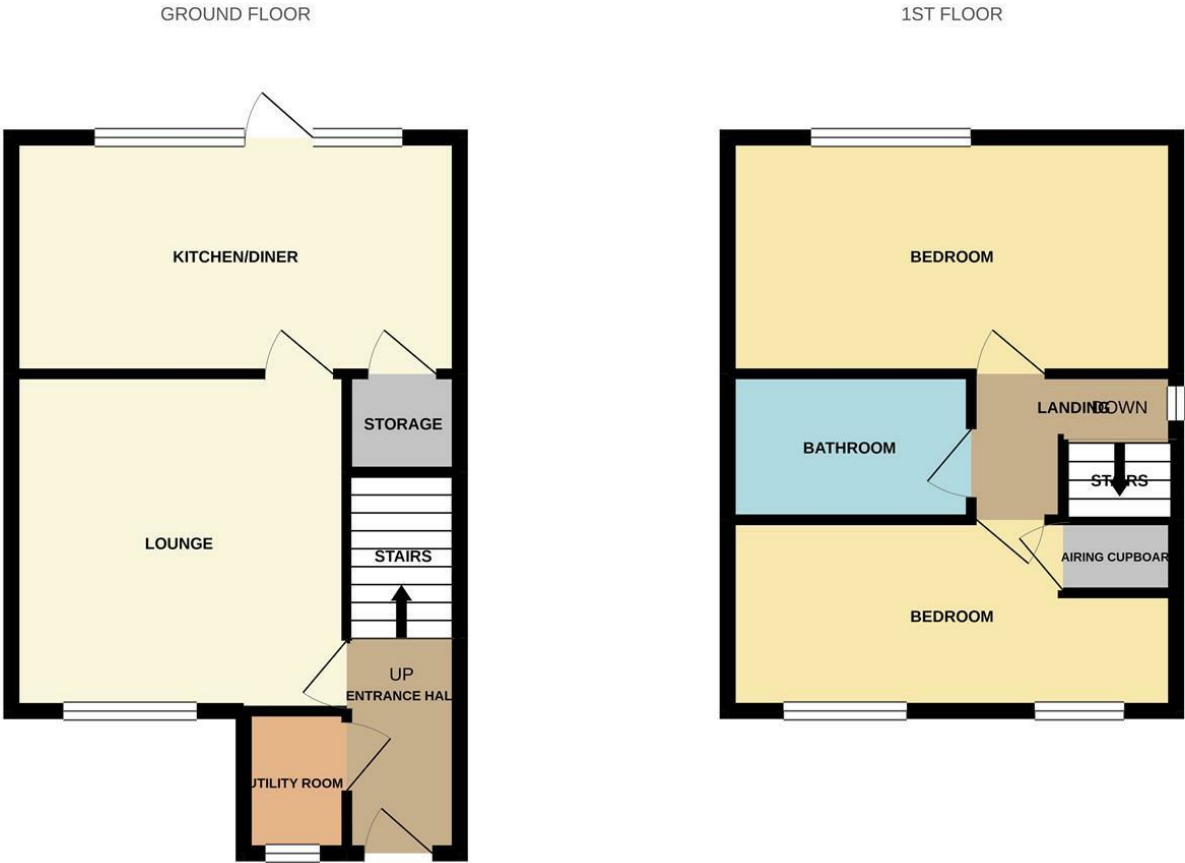
EXTERIOR

To the front the property has a tarmacadam driveway. To the rear the garden is laid to lawn with a paved patio seating area and summerhouse. Fully enclosed by panelled fencing.





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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