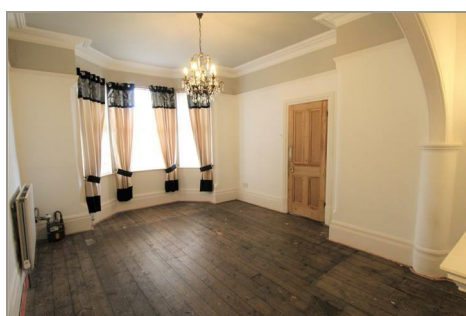




10 Eaton Street

Hanley, Stoke-On-Trent, ST1 2DG

The difference between ordinary and extraordinary is that little bit extra! Well this superb forecourted townhouse defies the definition of your traditional townhouse. With space in abundance and oozing character and original features throughout, it definitely cannot be described as ordinary. The accommodation on offer comprises a large lounge with bay window and Inglenook fireplace, a second reception room complete with picture bay window, fitted kitchen and separate utility room. To the first floor, there is a gallery landing leading to the huge master bedroom complete with bay window, a second double bedroom with far reaching views and ornate fireplace and the family bathroom. To the second floor, there is a generous attic room with Velux window. Externally, there is a low maintenance rear garden laid to paving. Located in the popular area of Hanley, within walking distance to the town centre, local amenities and schooling. Sold with no upward chain it is one not to be missed! Don't let average describe your home. Be extraordinary!!!

£125,000

10 Eaton Street

Hanley, Stoke-On-Trent, ST1 2DG



- EXTREMELY SPACIOUS TOWNHOUSE
- TWO FANTASTIC SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- NO UPWARD CHAIN
- TWO LARGE RECEPTION ROOMS
- HUGE ATTIC ROOM
- FORECOURTED FRONTAGE
- FITTED KITCHEN PLUS UTILITY ROOM
- FAMILY BATHROOM
- EXCELLENT LOCATION

GROUND FLOOR

Entrance Hall

The property has single glazed wooden entrance door with stained glass insets. Under stairs storage cupboard and separate cloakroom cupboard for storage. Stairs leading to the first floor. Original feature ceiling arch. Radiator.

Lounge

18'4" x 12'4" (5.59 x 3.76)

A double glazed bay window overlooks the front aspect. Inglenook style fire place housing gas fire. Exposed floorboards, original feature picture rails. Radiator.

Sun Room/Dining Room

15'4" x 11'3" (4.69 x 3.43)

A double glazed bay window overlooks the rear aspect. Feature stone brick open fire place. Radiator.

Kitchen

19'8" x 6'7" (6.01 x 2.02)

A double glazed window overlooks the side and one into the utility room. 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.

Freestanding gas cooker with cooker hood above. Space and plumbing for washing machine. Wall mounted central heating boiler. Radiator.

Utility Room

7'6" x 6'9" (2.30 x 2.07)

A double glazed window overlooks the side and rear aspect coupled with a double glazed access door. Fitted with base units and coordinating work surface areas. Tiled flooring and space for fridge/freezer.

FIRST FLOOR

First Floor Landing

Spacious gallery landing. Door leading to attic room.

Bedroom One

17'1" x 17'0" (5.23 x 5.20)

A double glazed bay window overlooks the front aspect. Original feature fire surround and picture rails. Radiator.

Bedroom Two

12'2" x 10'3" (3.73 x 3.14)

A double glazed French window overlooks the rear aspect. Original feature fire surround and radiator.

Bathroom

12'2" x 6'7" (3.72 x 2.03)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C coupled with a bidet and vanity hand wash basin. Partly tiled and radiator. Airing cupboard housing hot water cylinder.

SECOND FLOOR

Attic Room

18'9" x 15'9" (5.74 x 4.82)

A double glazed Velux window overlooks the rear aspect. Radiator and eaves storage.

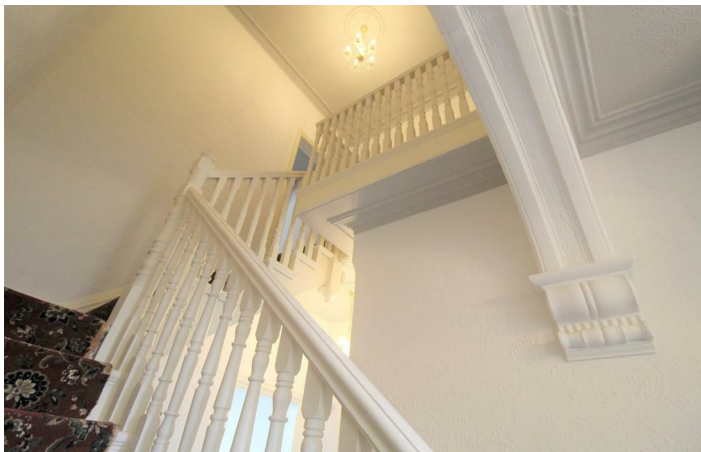
EXTERIOR

To the front the property is forecourted with gated access and mature shrubbery leading to the entrance door. To the rear the garden is low maintenance and laid to paving with gravel flower bed borders. Gated access to the rear and space for garden shed.

AGENTS NOTES

Up to date building regulations have not been provided for the Attic room, independent advice should be sought to satisfy purchaser requirements.





Floor Plan



Total area: approx. 1555.9 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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