



19 Drayton Green

Eaton Park, Stoke-On-Trent, ST2 9NY

They say grass isn't always GREENER! Well I would have to agree, because if I owned this spacious and immaculate townhouse on Drayton GREEN I wouldn't be leaving! Beautifully presented throughout the accommodation comprises large lounge/diner, stunning breakfast kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a fully enclosed rear garden laid with block paving and a raised decked seating area. Located in the popular area of Eaton Park, close to local amenities, schooling and access to walks over open fields. Make your friends GREEN with envy and secure this delightful home as yours! Call today to book a viewing.

£164,950

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- STUNNING TOWN HOUSE • LARGE LOUNGE/DINER
- CONSERVATORY
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- POPULAR LOCATION
- IMMACULATE BREAKFAST KITCHEN
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

8'9" x 5'8" (2.68 x 1.74)

The property has a double glazed entrance door to the front aspect coupled with double glazed windows to the front and side. Tiled flooring. Space and plumbing for fridge/freezer, washing machine and tumble dryer.

Lounge/Diner

17'10" x 14'11" (5.45 x 4.57)

A double glazed window overlooks the rear aspect coupled with a double glazed door into the conservatory. Fitted entertainment unit housing television. Electric fire. Telephone point and radiator.

Breakfast Kitchen

14'10" x 12'2" (4.54 x 3.73)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas accompanied with exposed brick feature wall. Space for eight ring gas cooker and cooker hood above. Integrated dishwasher. Island breakfast bar with base unit storage. Stairs leading to the first floor with under stairs storage cupboard. Radiator. Ceiling spotlights.

Conservatory

13'9" x 7'1" (4.20 x 2.17)

A upvc conservatory with double glazed doors leading out to the rear aspect and windows to the rear and side aspect. Tiled flooring and radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch. The loft has a pull down ladder and is fully plaster boarded with power and lighting and a velux window. Broadband and telephone point. Combi boiler. Radiator.

Bedroom One

12'3" x 8'9" (3.75 x 2.67)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage cupboards up and over the bed space, dressing table area and drawers. Television point and radiator.

Bedroom Two

9'4" x 8'8" (2.86 x 2.66)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

9'4" x 5'11" (2.85 x 1.82)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

5'10" x 5'4" (1.80 x 1.63)

A double glazed window overlooks the front aspect. Fitted with a suite comprising P-Shaped bath with waterfall shower head over, vanity hand wash basin and low level W.C. Fully tiled walls and vertical height radiator.

EXTERIOR

To the front there is a gated paved pathway leading to the entrance door and an artificial lawn. To the rear the garden is fully enclosed with block paving and a raised decked seating area with wooden pergola.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion.



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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