



23 Festival Close Etruria, Stoke-On-Trent, ST6 3LG

Luck is when opportunity knocks and you answer the door! Well, my happy home hunters the opportunity has just presented itself in the form of this immaculate semi detached home located in Etruria. The property comprises of a modern fitted kitchen, a large lounge/diner and cloakroom to the ground floor. To the first floor you will find THREE good sized bedrooms, master with shower cubicle and a newly renovated modern bathroom suite. Externally, the property benefits from off road parking and a fully enclosed, low maintenance rear garden. **SOLD WITH NO UPWARD CHAIN!** Located close to local amenities, and the centre of Hanley, it really is one not to be missed. Call to book a viewing today!

£180,000

23 Festival Close

Etruria, Stoke-On-Trent, ST6 3LG



- IMMACULATE SEMI DETACHED PROPERTY
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- FITTED KITCHEN
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE/DINER
- MODERN FITTED BATHROOM
- SOLD WITH NO UPWARD CHAIN

Entrance Hall

9'4" x 6'11" (2.86 x 2.11)

Cloakroom

5'7" x 2'10" (1.72 x 0.87)

Kitchen

8'9" x 7'4" (2.69 x 2.26)

Lounge/Diner

15'6" x 14'9" (4.74 x 4.51)

FIRST FLOOR

First Floor Landing

Bedroom One

14'1" x 8'1" (4.31 x 2.48)

Bedroom Two

9'9" x 7'9" (2.99 x 2.37)

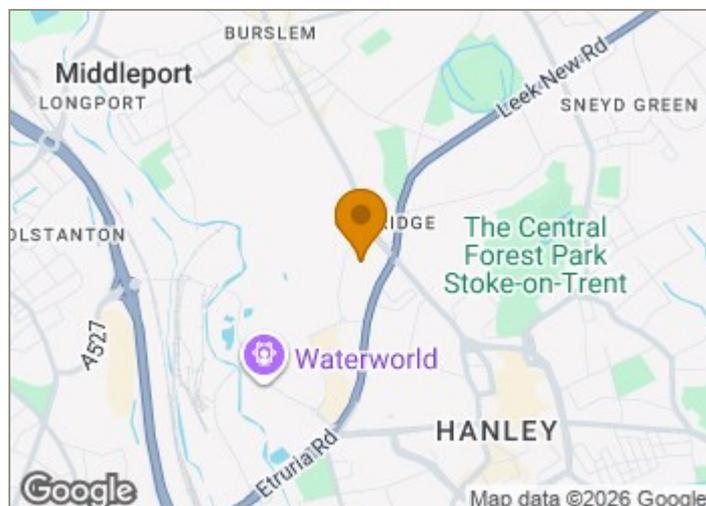
Bedroom Three

8'5" x 5'11" (2.59 x 1.81)

Bathroom

5'10" x 5'4" (1.79 x 1.65)

EXTERIOR

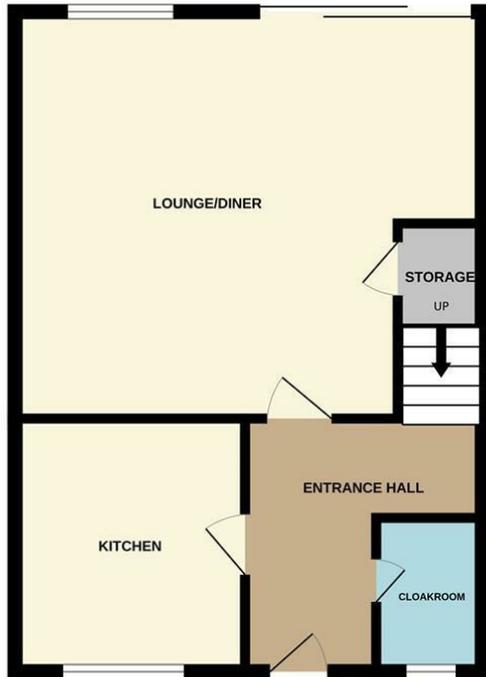


Directions

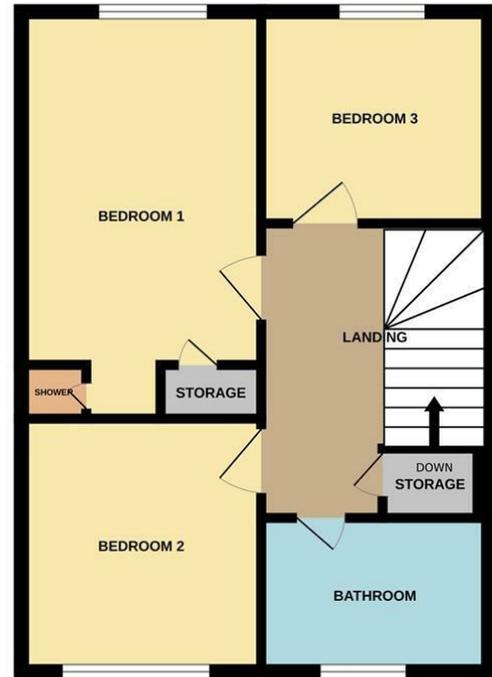


Floor Plan

GROUND FLOOR



1ST FLOOR



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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