



12 Tulsa Close

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

What you want, baby I got it! What you need, you know I got it! All im asking is for you to come and view me! An immaculate semi detached property, move in ready on the popular Eaton Park estate. Tulsa Close is beautifully maintained throughout and the accommodation comprises a large lounge, modern fitted kitchen/diner and large conservatory complete with log burner. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from off road parking and a garage. To the rear the garden is fully enclosed and laid to lawn with a paved patio area. Located in the popular Eaton Park estate, close to local amenities, excellent schooling and commuter links to the main town centre. Its time you gave this property the R.E.S.P.E.C.T it deserves and come along and book a viewing.

Offers in excess of £165,000

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- SPACIOUS SEMI DETACHED PROPERTY
- LARGE CONSERVATORY WITH LOG BURNER
- OFF ROAD PARKING & GARAGE
- LARGE LOUNGE
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Lounge

15'1" x 12'6" (4.61 x 3.83)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Television point and two radiators. Under stairs storage cupboard and stairs leading to the first floor.

Open Plan Kitchen/Diner

15'1" x 11'1" (4.60 x 3.40)

A double glazed window overlooks the side aspect and rear aspect with double glazed doors leading into the conservatory. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surfaces and partly tiled walls. Integrated electric cooker and gas hob with cooker hood above. Space and plumbing for fridge/freezer, washing machine and tumble dryer. Wall mounted central heating boiler and

extractor fan. Radiator. Space for table and chairs.

Conservatory

12'9" x 12'6" (3.90 x 3.82)

A UPVC conservatory with double glazed windows to the side and rear aspect coupled with double glazed patio doors leading out to the rear garden and skylight to ceiling. Log burner fire, television point and ceiling spotlights.

FIRST FLOOR

First Floor Landing

Loft access hatch and airing cupboard.

Bedroom One

11'3" x 8'11" (3.45 x 2.72)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Two

11'5" x 9'1" (3.48 x 2.78)

A double glazed window overlooks the rear aspect. Fitted wardrobe and television point. Radiator.

Bedroom Three

6'6" x 5'11" (1.99 x 1.81)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'7" x 5'6" (2.32 x 1.68)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Heated towel radiator.

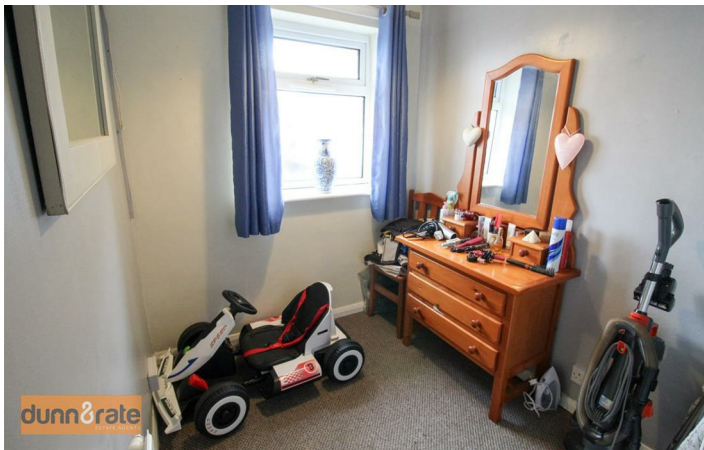
EXTERIOR

To the front there is a paved driveway with lawned area and flower bed borders. To the rear there is a stepped up lawned area with paved patio seating area and sleeper bed borders.

Garage

11'10" x 7'8" (3.63 x 2.35)

Up and over door with double glazed window to the rear and an access door.

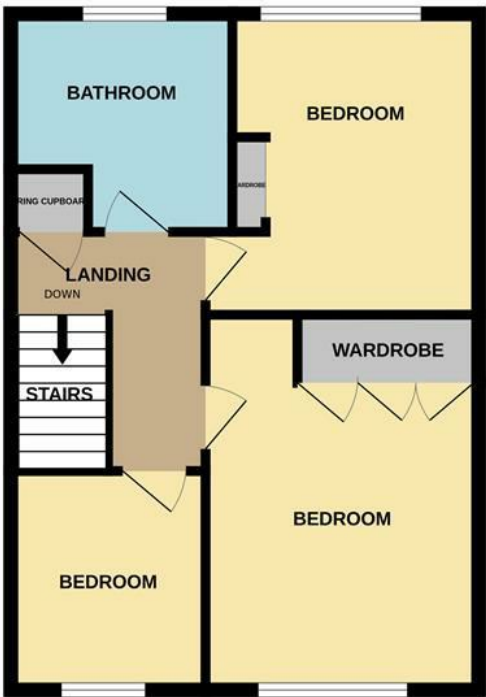


Floor Plan

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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