



## 11 Elmhurst Close

Eaton Park, Stoke On Trent, ST2 9NS

Like the great ELM tree standing proud, it's time to set up roots, and I have the perfect starting point for to plant that seed and watch it grow. A spacious bungalow on ELMhurst Close, is up for the taking and is nestled away down a quiet cul-de-sac on the popular Eaton Park estate. The accommodation on offer comprises a lounge, fitted kitchen, two bedrooms and wet room. Externally the property benefits from off road parking and a good sized rear garden. Located on the Eaton Park development close to local amenities, schooling and countryside walk ways. Sold with no upward chain it's surely one to be snapped up, call today to book a viewing.

**£155,000**

# 11 Elmhurst Close

Eaton Park, Stoke On Trent, ST2 9NS



- SPACIOUS SEMI DETACHED BUNGALOW
- FITTED KITCHEN
- OFF ROAD PARKING
- POPULAR LOCATION
- NESTLED DOWN QUIET CUL-DE-SAC
- TWO GOOD SIZED BEDROOMS
- LARGE GARDEN PLOT
- LARGE LOUNGE
- WET ROOM
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Kitchen

8'3" x 7'8" (2.53 x 2.34)

The property has a double glazed access door to the side aspect coupled with a double glazed window to the rear. 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. Space and plumbing for fridge/freezer and washing machine. Electric cooker point and cooker hood. Wall mounted central heating boiler and radiator.

### Lounge

19'2" x 11'8" (5.85 x 3.56)

Double glazed sliding patio doors lead out to the rear garden. Fireplace housing gas fire. Two radiators.

### Inner Hall

5'9" x 3'5" (1.77 x 1.06)

Loft access hatch and storage cupboard.

### Bedroom One

11'8" x 9'9" (3.57 x 2.98)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

9'8" x 8'5" (2.96 x 2.57)

A double glazed window overlooks the front aspect. Radiator.

### Wet Room

10'3" x 5'4" (3.14 x 1.64)

Two double glazed windows overlook the side aspect. A wet room fitted with shower, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Airing cupboard housing hot water cylinder. Ladder style towel radiator.

To the front the property has a tarmac driveway with double gates leading down the side of the property. To the rear of the property the garden is a good size but currently overgrown and in need of some maintenance.

## EXTERIOR





