



## 22 Merevale Avenue

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

It's time for a NEW start, a NEW beginning, a NEW Chapter..... Well why not start that with a NEW home and I have the perfect detached bungalow on MERЕVALE AVENUE for you! Sold with no upward chain, this well maintained bungalow is the new home you have been looking for. The accommodation on offer comprises of a large lounge, fitted kitchen, two bedrooms and bathroom. Externally, the property benefits from ample off road parking, a detached garage and a low maintenance rear garden. Located in the popular area of Eaton Park, close to local amenities and commuter links to the main town centre. It's time for you to set up home, call today to book a viewing.

**£174,950**

# 22 Merevale Avenue

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



- IMMACULATE DETACHED BUNGALOW
- TWO GOOD SIZED BEDROOMS
- DETACHED GARAGE
- EARLY VIEWING A MUST
- FITTED REAR KITCHEN
- SPACIOUS BATHROOM
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- AMPLE OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

12'5" x 3'6" (3.80 x 1.07)  
Double glazed door to the front aspect. Radiator.  
Door leading to a storage cupboard. Loft access hatch.

### Lounge

19'4" x 11'9" (5.91 x 3.60)  
Double glazed patio doors to the rear aspect. Gas fireplace. Wall lights.  
Radiator. TV point.

### Kitchen

8'5" x 7'9" (2.57 x 2.37)  
Double glazed window to the rear aspect. Door to side access. Fully tiled walls, fitted with a range of wall and base units with co-ordinating work surface areas. Appliances included are; electric oven and hob, washing machine

and Low level fridge.

Radiator.

### Bedroom One

11'9" x 9'8" (3.60 x 2.97)  
Double glazed window to the front aspect.  
Freestanding wardrobes and dressing area.

Radiator.

### Bedroom Two

9'10" x 8'5" (3.00 x 2.59)  
Double glazed window to the front aspect. Radiator.

### Bathroom

8'0" x 6'5" (2.45 x 1.98)  
Double glazed window to the side aspect.. Fully tiled walls with low level WC, wash hand basin, shower cubicle, radiator and towel radiator. Combi boiler housed in adjoining airing cupboard

### Garage

15'7" x 8'0" (4.75 x 2.44)

Up and over door to the front, window to the rear aspect. and side access door to the rear garden.  
Tumble dryer and freezer.

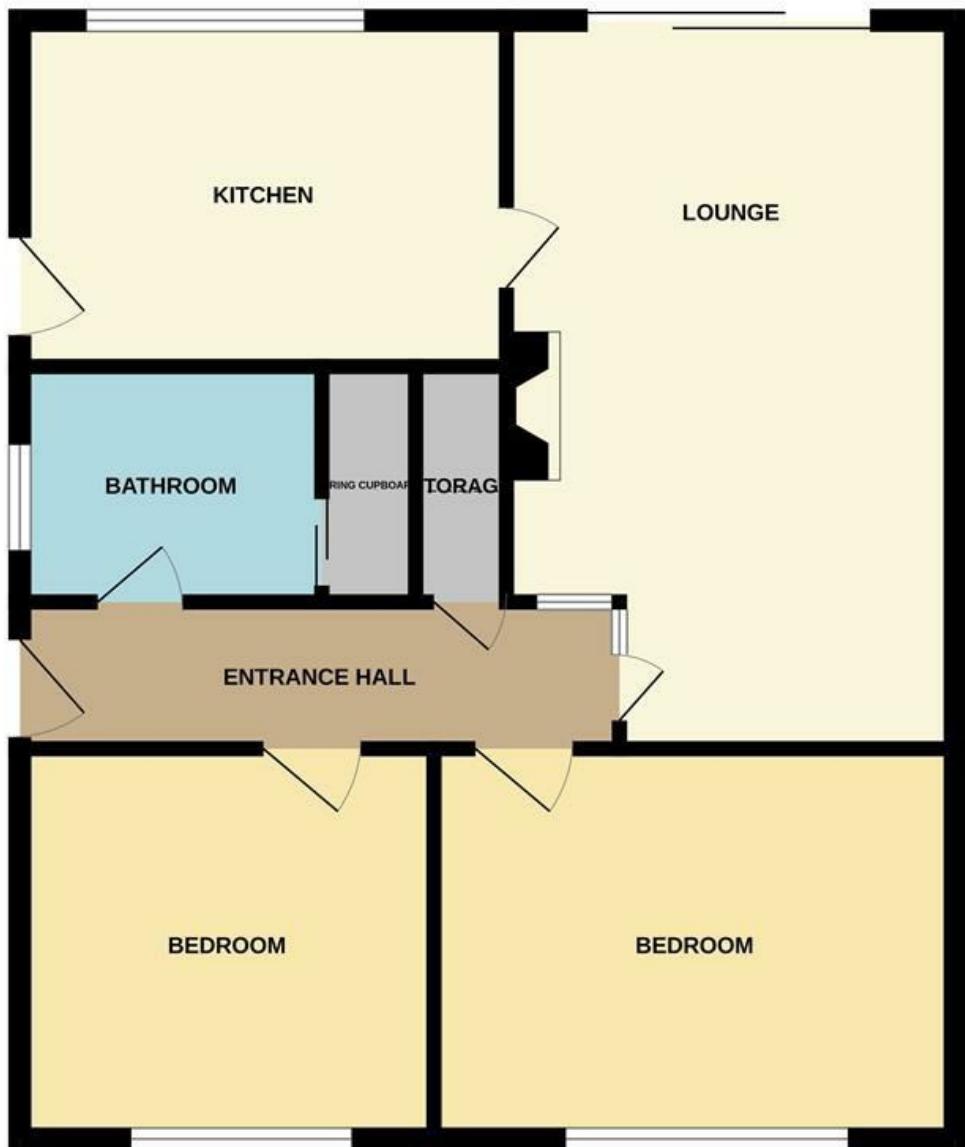
### EXTERIOR

To the front there is a generous paved driveway leading to a detached garage. The rear garden is fully enclosed with paving.



## Floor Plan

### GROUND 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.  
Made with Metropix ©2024

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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			86
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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