



4 Merevale Avenue

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

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! A immaculate townhouse property, sold with no upward chain on the popular Eaton Park estate. Merevale Avenue is lovingly maintained throughout and the accommodation comprises a large lounge/diner, modern fitted kitchen, three bedrooms and a family bathroom. Externally the property benefits from a block paved yard to the front and to the rear the property is fully enclosed and laid to lawn. The property also benefits from a detached garage and driveway. 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.

£129,950

4 Merevale Avenue

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



- IMMACULATE TOWN HOUSE

- THREE BEDROOMS

- LARGE LOUNGE/DINER

- FAMILY BATHROOM

- MODERN FITTED KITCHEN

- ENCLOSED REAR GARDEN

GROUND FLOOR

GARAGE & DRIVEWAY

Entrance Porch

7'4" x 5'8" (2.25 x 1.75)

The property has a double glazed entrance door to the front aspect with a double glazed window to the side. Fitted with a work surface area with base unit and wall mounted central heating boiler. Tiled flooring. Space for freezer.

Entrance Hall

5'10" x 5'7" (1.79 x 1.72)

A double glazed window overlooks the front aspect. Storage cupboard. Stairs to first floor. Radiator.

Lounge/Diner

15'0" x 11'10" (4.58 x 3.63)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors. Fireplace housing gas fire. Under stairs storage cupboard. Television point and radiator. Space for table and chairs.

Kitchen

8'6" x 6'3" (2.60 x 1.91)

A double glazed window overlooks the front aspect. Fitted with a range of wall

POPULAR LOCATION

and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above, fridge and washing machine.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing hot water cylinder.

Bedroom One

12'2" x 8'10" (3.73 x 2.70)

A double glazed window overlooks the rear aspect. Fitted wardrobes, television point and radiator.

Bedroom Two

9'7" x 8'11" (2.94 x 2.72)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

9'4" x 5'10" (2.86 x 1.78)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

NO UPWARD CHAIN

5'9" x 5'5" (1.77 x 1.66)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

To the front there is a block paved yard with gated access. To the rear the property is laid to lawn with flower bed borders and a block paved patio with walkway to gated rear access. The garden is enclosed by panelled fencing.

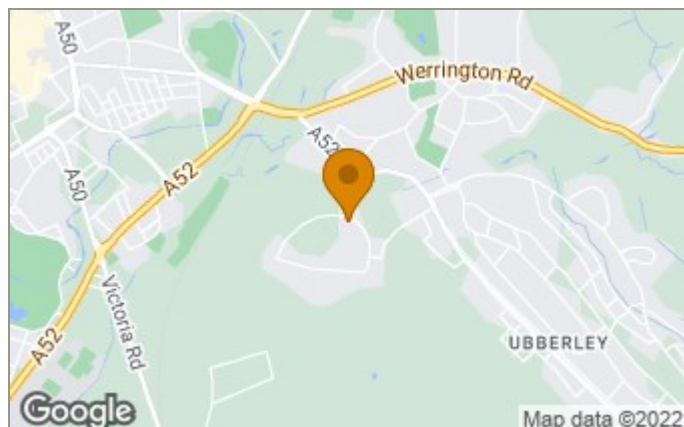
Garage

Detached garage located at the rear of the property with up and over door. With driveway to the side.

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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