



69 Eagle Street

Hanley, Stoke-On-Trent, ST1 3PD

Its time to take flight an soar high like an EAGLE, spread them wings and land comfortably at EAGLE Street where you will find this immaculate two bedroom town house. Located in Hanley close to the main town centre and excellent commuter links to the A500 and Stoke train station. The property comprises a lounge, spacious kitchen/diner, cloakroom, two double bedrooms and contemporary family bathroom. Externally the property benefits from a fully enclosed rear garden laid to lawn with a paved patio area, off road parking and a seperate garage. Pigeons flock together, EAGLES fly alone, don't be stuck in the crowd make sure your first in line to view this property, you wont be disappointed. Call today to book a viewing.

£129,950

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- IMMACULATE TOWN HOUSE
- CLOAKROOM
- ENCLOSED REAR GARDEN
- EARLY VIEWING A MUST
- LOUNGE
- TWO DOUBLE BEDROOMS
- GARAGE & OFF ROAD PARKING
- SPACIOUS KITCHEN/DINER
- CONTEMPORARY BATHROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to first floor. Radiator.

Lounge

14'7" x 9'9" (4.45 x 2.98)

A double glazed window overlooks the front aspect. Under stairs storage cupboard. Fireplace, television point and telephone points. Radiator.

Kitchen/Diner

13'1" x 9'2" (4.01 x 2.80)

A double glazed window overlooks the rear aspect coupled with a double glazed door leading out to the rear garden. Fitted with a range of wall and base storage units, with inset stainless steel sink unit and side drainer. Coordinating work surface areas with partly tiled walls. Integrated electric cooker with gas hob and cooker hood above. Space and plumbing for washing machine and fridge/freezer. Radiator.

Cloakroom

4'10" x 3'1" (1.48 x 0.95)

A double glazed window overlooks the rear aspect. Low level W.C and wash hand basin with tiled splashback. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

13'1" x 9'3" (4.00 x 2.82)

A double glazed window overlooks the rear aspect. Television and telephone point. Radiator.

Bedroom Two

13'1" x 8'0" (4.00 x 2.46)

Two double glazed windows overlook the front aspect. Airing cupboard housing hot water cylinder. Radiator.

Bathroom

6'5" x 6'1" (1.96 x 1.86)

Fitted with a suite comprising bath with shower head, low level W.C and wash hand basin. Partly tiled walls, shaver point and extractor fan. Radiator.

EXTERIOR

The front there are gates with paving leading to the entrance door. To the rear the garden is fully enclosed and laid to lawn with a paved patio seating and rear access gate.

Garage

17'8" x 9'3" (5.40 x 2.83)

Up and over door with parking in front. Please be advised the garage is leasehold. The lease has 999 years from 2009 and the management fee is £170.08 every six months.

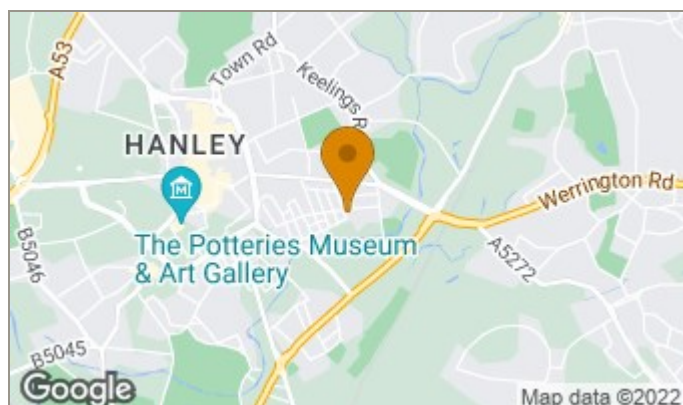
Garage Lease

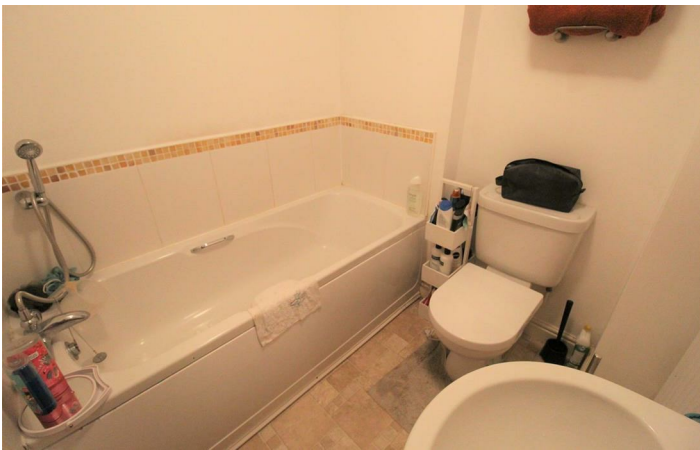
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Council Tax Band

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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