

18 Slapton Close, Eaton Park, Stoke-On-Trent, Staffs, ST2 9PN



Freehold £150,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached bungalow situated on an envious corner plot on Eaton Park. This property is well placed for access to amenities and offers a pleasant outlook over fields to the front. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge/diner, fitted kitchen, two bedrooms and a fully tiled bathroom. Externally the property offers gardens to front, side and rear along with off road parking and a double detached brick garage. We can also confirm that this home is being sold with the advantage of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL

With part panelled part frosted double glazed access door with inset lead pattern and stained glass, pendant light fitting, wall mounted thermostat, access to loft space, panelled radiator and doors to rooms including;



LOUNGE / DINER 5.08m x 2.97m (16'8" x 9'9")

With aluminium double glazed sliding door to rear, two pendant light fitting, two wall light fittings, decorative dado rail, panelled radiator, feature fire surround with inset coal effect gas fire and power points.



FITTED KITCHEN 3.23m x 2.16m (10'7" x 7'1")

With Upvc double glazed window to side, Upvc double glazed door to rear, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised sink unit with mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, ceramic splashback tiling, wood effect laminate flooring, panelled radiator, a gas central heating boiler providing the domestic hot water and central heating systems plus power points.



BEDROOM ONE 3.30m to robes x 2.82m (10'10" to robes x 9'3")

With Upvc double glazed window to front, pendant light fitting, coving, panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 3.00m x 2.21m (9'10" x 7'3")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



BATHROOM/WC 2.18m x 1.70m (7'2" x 5'7")

With Upvc double glazed frosted window to side, a three piece suite comprising of low level WC, pedestal sink unit with taps above, panelled bath unit with Victorian style mixer tap with shower attachment, fully tiled in high glazed wall ceramics with inset decorative border tile and laminate flooring.



EXTERNALLY

Situated at the end of a residential cul-de-sac with pleasant views over open fields.



FORE GARDEN

Bounded by mature hedges along with concrete post and timber fencing, paved pathways, limestone chipping providing ease of maintenance, mature plant to borders and access to;



SIDE GARDEN

Bounded by concrete post and timber fencing with lawn section with two raised beds, mature plants to borders and a metal gate provides access off to;



REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, raised beds and access which leads off to;



OFF ROAD PARKING

Bounded by concrete/timber post and timber fencing, double metal gates provide vehicular access to the side of the property, a tarmac driveway provides off road parking along with access to;



DETACHED DOUBLE GARAGE 5.66m x 5.08m (18'7" x 16'8")

With part panelled part glazed side access door, glazed window to side, roller door to frontage and ample domestic external storage space.



COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

