

**Eastdean Avenue Eaton Park Stoke-On-Trent ST2 9NU**



**Offers In Excess Of £175,000**



## Eastdean Avenue, Eaton Park, Stoke-On-Trent, ST2 9NU

Are you sitting comfortably, then I will begin  
This is the start of your next chapter, a great property to live in  
In a popular location and a great size throughout  
This is an ideal family home, of that there is no doubt!  
With spacious family sized accommodation and generous bedrooms of THREE  
A driveway and garage, beautiful gardens you must see!  
Demand for viewings here is sure to be great  
So call us today and arrange your viewing date!

Welcome to Eastdean Avenue, Eaton Park, this much loved property could be your next dream home! This extended semi detached house boasts a spacious entrance hall, sitting room, a spacious lounge/dining room, and a fitted kitchen perfect for whipping up delicious meals. With three generously sized bedrooms and a convenient shower room, there's plenty of space for the whole family. Situated in a popular location, this corner-positioned house offers ample parking along with an attached garage, providing both convenience and security for your vehicles. The best part? This property comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this delightful home in Eaton Park. Book a viewing today and envision yourself living in this wonderful space!

### Entrance Hall

Upvc door to the front aspect. Laminate flooring. Stairs off to the first floor.

### Kitchen

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards. Stainless steel sink with single drainer. Space for appliances. Plumbing for automatic washing machine. Tiled walls and tiled floor.

### Lounge/Diner

Open-plan area comprises;

#### Lounge Area

17'5" x 9'10" (5.33 x 3.01)

Feature fireplace with extends to TV display area. Radiator. Coving to ceiling. Open access into the dining area.

#### Dining Area

16'6" x 7'7" (5.04 x 2.32)

Double glazed patio door and window to the rear aspect. Radiator. Space for dining table.



### First Floor

#### Landing

Double glazed window to the side aspect.

#### Bedroom One

13'1" x 8'9" (4.00 x 2.69 )

Double glazed window to the rear aspect. Fitted wardrobes and drawer sets. Radiator.



#### Bedroom Two

10'7'2" x 8'5" (3.07 x 2.57)

Double glazed window. Radiator.



#### Bedroom Three

8'4" x 7'10" (2.56 x 2.41)

Double glazed window. Radiator.



### Shower Room

6'9" x 5'5" (2.08 x 1.67)

White suite comprises, corner shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window. Tiled walls. Cupboard housing Baxi gas central heating boiler.



### Externally

Double gates with access to the paved driveway and garage. To the front aspect the garden area is laid to lawn with planted borders. Side access with an additional lawn garden. Enclosed low maintenance block paved rear garden area.





Approx Gross Internal Area  
115 sq m / 1233 sq ft



**Ground Floor**  
Approx 79 sq m / 846 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

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