



2 Strand Close

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

Make sure you make the cut as this is going to be a CLOSE call, as everyone will want to be in the running for this superb detached property on Strand CLOSE located on the popular Eaton Park estate. Not only is this spacious property beautifully presented throughout, it also sits on a sizeable corner plot offering plenty of potential. The ground floor accommodation is open plan with a lounge/dining and modern fitted kitchen, leading into a conservatory. The ground floor also leads into the first of two garages housing a utility area and storage. To the first floor you will find three fantastic sized bedrooms and a family bathroom. Externally the property benefits from ample off road parking and two garages to the front. To the rear the garden is huge and is low maintenance laid with gravel and a paved patio sitting area. Situated in Eaton Park close to local amenities, schooling and commuter links. Don't leave it to the wire, CLOSE the deal today and call and book a viewing.

Offers in the region of £265,000

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- VERY WELL PRESENTED LINK DETACHED PROPERTY
- GARAGE WITH UTILITY TO THE REAR
- SECOND GARAGE
- POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- MODERN FITTED KITCHEN AND OPEN LOUNGE/DINER
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- AMPLE OFF ROAD PARKING AND GOOD SIZED REAR GARDEN
- LARGE CONSERVATORY
- CONTEMPORARY BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Kitchen

9'6" x 9'6" (2.92 x 2.91)

A UPVC window to the front aspect and UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above. Dishwasher and fridge. Laminate flooring.

Lounge/Diner

18'6" x 13'5" (5.65 x 4.10)

A UPVC window to the rear aspect and UPVC patio doors to the rear aspect. Electric fireplace and two radiators and laminate flooring.

Conservatory

19'3" x 9'4" (5.88 x 2.86)

A UPVC construction with UPVC windows to the rear and side aspect and UPVC patio doors to the rear. Radiator and laminate flooring.

Cloakroom

3'10" x 3'0" (1.19 x 0.92)

Fitted with a low level W/C and wash hand basin. Radiator.

Hallway

11'7" x 3'10" (3.55 x 1.19)

UPVC windows to the front aspect. Door to under stair storage cupboard and stairs to the first door.

Integral Garage

23'1" x 10'5" (7.04 x 3.19)

Up and over electric door to the front aspect. UPVC door to the rear aspect and skylight above. Utility to the rear aspect fitted with a range of wall and base storage units with inset stainless steel sink and side drainer, Co ordinating work surface areas, plumbing for a washing machine and space for a tumble dryer. Wall mounted combi boiler.

FIRST FLOOR

Landing

8'7" x 5'5" (2.64 x 1.67)

A UPVC window to the side aspect. Stairs from the ground floor.

Bedroom One

13'6" x 9'6" (4.13 x 2.92)

A UPVC window to the rear aspect. Fitted wardrobes and radiator. Television point.

W/C

5'0" x 2'4" (1.53 x 0.72)

Fitted with a suite comprising low level W/C and vanity wash hand basin. Radiator and ceiling spotlights.

Bedroom Two

9'6" x 8'9" (2.92 x 2.67)

A UPVC window to the front aspect. Fitted wardrobes and radiator. Television point.

Bedroom Three

10'6" x 8'8" (3.21 x 2.66)

A UPVC window to the rear aspect. Fitted wardrobes and radiator. Television point.

Bathroom

8'7" x 5'1" (2.64 x 1.55)

A UPVC window to the front aspect. Fitted with a suite comprising bath with shower above, vanity wash hand basin and low level W/C/ Fully tiled walls and vertical radiator. Tiled flooring and ceiling spotlights.

EXTERIOR

To the front of the property there is a tarmacadam driveway providing ample off road parking. To the rear and side there is a large enclosed gravelled garden with paved patio area.

Garage

8'2" x 8'0" (2.51 x 2.45)

An up and over door to the front aspect and UPVC door to the rear aspect. Power and light.



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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