



## 52 Athena Road

Stoke-On-Trent, ST1 6RT

**Price £155,000**



Here at Carters, we are pleased to welcome to the market this delightful two bed, family home which presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home with a great layout and a generous garden to enjoy.

Upon entering through the entrance hall, you are greeted into a well-appointed living room which offers a welcoming atmosphere perfect for relaxation or entertaining guests. The kitchen/diner is at the rear of the property and benefits from plenty of space for a dining table. The space is light with patio doors leading to the spacious and attractive rear garden.

Upstairs boasts a family bathroom with a modern three piece suite and two spacious double bedrooms.

For those with vehicles, the property includes off-road parking and a carport.

The location is particularly advantageous, with excellent transport links nearby, making commuting and exploring the surrounding areas a breeze.

This charming home is ideal for those looking to establish themselves in a friendly community. With its combination of space, practicality, and a prime location, this home is a must-see for anyone looking to make their first step onto the property ladder.

Please call the office on 01782 470391 to book a viewing.



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## Entrance Hall

11'5 x 3'5 (3.48m x 1.04m)

UPVC double glazed entrance door to the side elevation. Access to the lounge. Access to the kitchen/dining room. Radiator. Vinyl flooring.

## Lounge

10'10 x 12'10 (3.30m x 3.91m)

UPVC double glazed bay window to the front elevation. Gas fire with marble surround and mantel. Coving and dado rail detailing. Radiator. TV ariel point. Stairs to the first floor.

## Kitchen/Diner

10'10 x 8'11 (3.30m x 2.72m)

UPVC double glazed sliding patio doors to the rear elevation, leading to the garden. Modern fitted kitchen with a range of wall, base and drawer units. Laminate worktops. Partially tiled walls. Inset sink with drainer and mixer tap. Space and plumbing for washing machine. Space for a freestanding oven. Space for fridge freezer. Dining space. Built in storage cupboard. Radiator. Vinyl flooring.

## Bedroom 1

10'10 x 9'10 (3.30m x 3.00m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom 2

10'10 x 9'4 (maximum) (3.30m x 2.84m (maximum))

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

4'4 x 6'3 (1.32m x 1.91m)

UPVC double glazed window to the side elevation. Three piece suite comprising of panel bath with shower over. Vanity basin unit with drawers. Low level wc. Fully tiled

walls. Chrome heated towel rail. Fitted mirror fronted cabinet. Extractor fan. Tiled flooring.

## Exterior

Externally there are gates leading to the paved driveway providing off road parking for two vehicles. Lawned garden to the front with borders featuring a selection of seasonal plants and shrubs. From the driveway there is a carport and further gates leading to the rear garden. To the rear there is a paved patio area with a path through a lawned garden, bordered with seasonal plants and shrubs leading to a second paved patio area with a shed. Outside tap to the rear.

## Additional Information

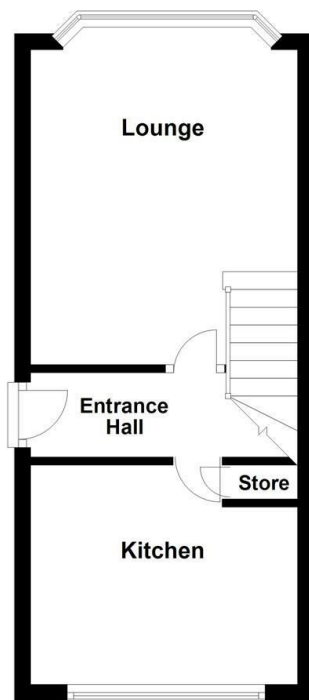
Freehold and council tax band TBC

PROPERTY SIZE: APPROX: TBC square feet / TBC square metres.

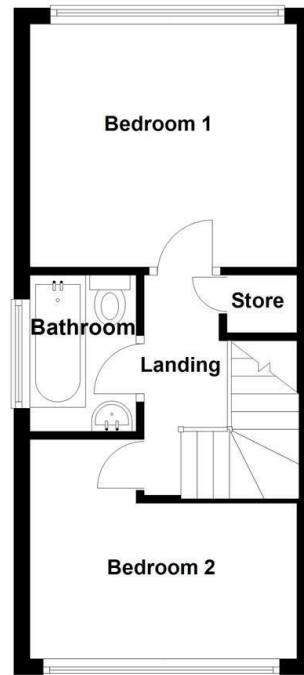
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**Ground Floor**



**First Floor**





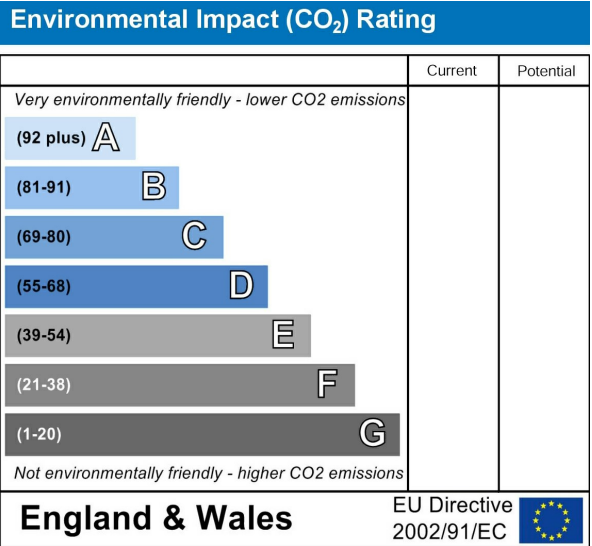
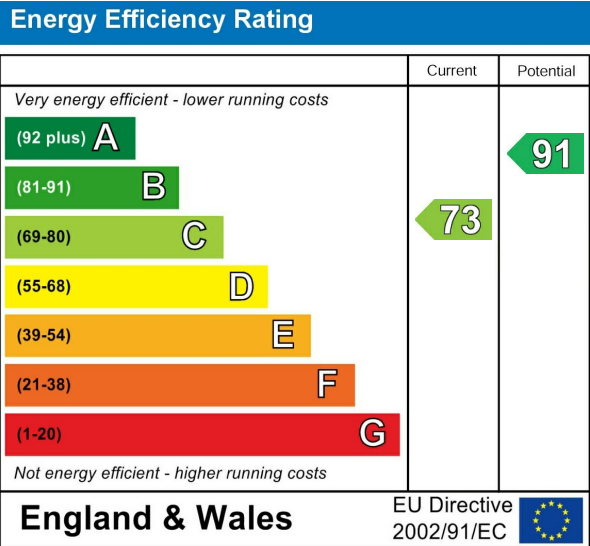
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.