

22 Liskeard Close, Eaton Park, Stoke-On-Trent, Staffs, ST2 9PH



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this semi detached bungalow situated in a highly regarded cul de sac in Eaton Park. This property is well placed for access to local shops, schools and amenities as well as offering good road links throughout the City. As you would expect this property 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 modern bathroom. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY 3.40m x 0.89m (11'2" x 2'11")

With Upvc double glazed side access door, pendant light fitting, mains smoke alarm, single panelled radiator, Openreach connection point (subject to usual transfer regulations), phone line connection, power points and doors leading off to;

LOUNGE / DINER 5.08m x 2.84m (16'8" x 9'4")

With Upvc double glazed bay window to rear, two pendant light fittings, artex to ceiling, double panelled radiator, feature fireplace with fitted coal effect electric fire, power points, TV aerial connection point and door leading off to;



FITTED KITCHEN 2.18m x 2.39m (7'2" x 7'10")

With Upvc double glazed frosted rear access door, Upvc double glazed window with inset lead pattern to side, five-lamp spotlight fitting, mains heat detector, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in bowl and a half stainless steel sink unit with mixer tap above, a fan assisted oven with four ring Baumatic gas hob above, plumbing for automatic washing machine, tile-effect laminate flooring and access to storage cupboards providing additional storage space and space for fridge/freezer plus condenser dryer.



MODERN BATHROOM 1.65m x 2.18m (5'5" x 7'2")

With Upvc double glazed frosted window with inset lead effect to side, pendant light fitting, vertical chrome towel radiator, a white suite comprising low-level dual flush WC, vanity sink unit, panelled bath unit with mixer tap above, glazed shower screen, a thermostatic direct-flow waterfall shower plus hair attachment, wood-effect vinyl cushion flooring and ceramic wall tiling.



BEDROOM ONE 2.69m x 3.94m maximum (8'10" x 12'11" maximum)
With Upvc double glazed window with inset lead effect to front, pendant light fitting, single panelled radiator and power points.



BEDROOM TWO 2.36m x 2.95m (7'9" x 9'8")
With Upvc double glazed window with inset lead effect to front, pendant light fitting, single panelled radiator and power points.



EXTERNALLY

FRONT GARDEN

With garden brick walls and metal works, mature shrubs and plants, plum slate chipping providing ease of maintenance and a tarmac driveway leads alongside the property providing off road parking along with access off to;



ENCLOSED REAR GARDEN

Bounded by timber fencing, an artificial grassed area provides ease of maintenance with mature shrubs to borders, stone paving, timber-built trellises, mature tree and access to;



EXTERNAL STORE 2.41m x 1.73m (7'11" x 5'8")

With Upvc side access door, glazed window to front and ample domestic 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

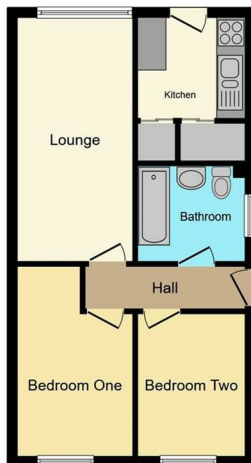
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

