

**FOR SALE**



**Kettering Drive, Eaton Park, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £190,000**

  
**MARTIN&CO**



## Kettering Drive, Eaton Park, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Semi-Detached Family Home
- Three Bedrooms
- Large Corner Plot
- Spacious Lounge
- Conservatory

**HALL** 6' 5" x 5' 11" (1.96m x 1.8m) Entered via a composite front door with double glazed window to the front elevation, stairs to first floor, wood effect laminate flooring, radiator.

**KITCHEN** 8' 7" x 6' 5" (2.62m x 1.96m) Fitted with a range of high gloss wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the front elevation.

**LOUNGE** 15' 1" x 15' 0" (4.6m x 4.57m) Spacious lounge with central feature fireplace, under stairs storage cupboard, double glazed window to the rear elevation and French doors opening into the conservatory, wood effect laminate flooring, radiator.

**CONSERVATORY** 13' 2" x 11' 2" (4.01m x 3.4m) UPVC framed with French doors opening onto the rear garden, wood effect laminate flooring, power and lighting.

### STAIRS AND LANDING

**BEDROOM** 9' 7" x 8' 10" (2.92m x 2.69m) Double glazed window to the front elevation, radiator.

**BEDROOM** 12' 5" x 8' 10" (3.78m x 2.69m) Double glazed window to the rear elevation, radiator.

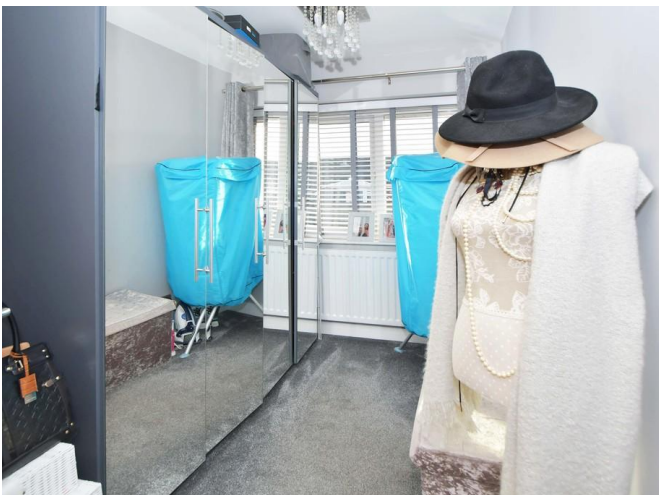
**BEDROOM** 9' 5" x 5' 11" (2.87m x 1.8m) Double glazed window to the rear elevation, radiator.

**BATHROOM** 5' 11" x 5' 7" (1.8m x 1.7m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and double glazed window to the front elevation, heated towel rail.





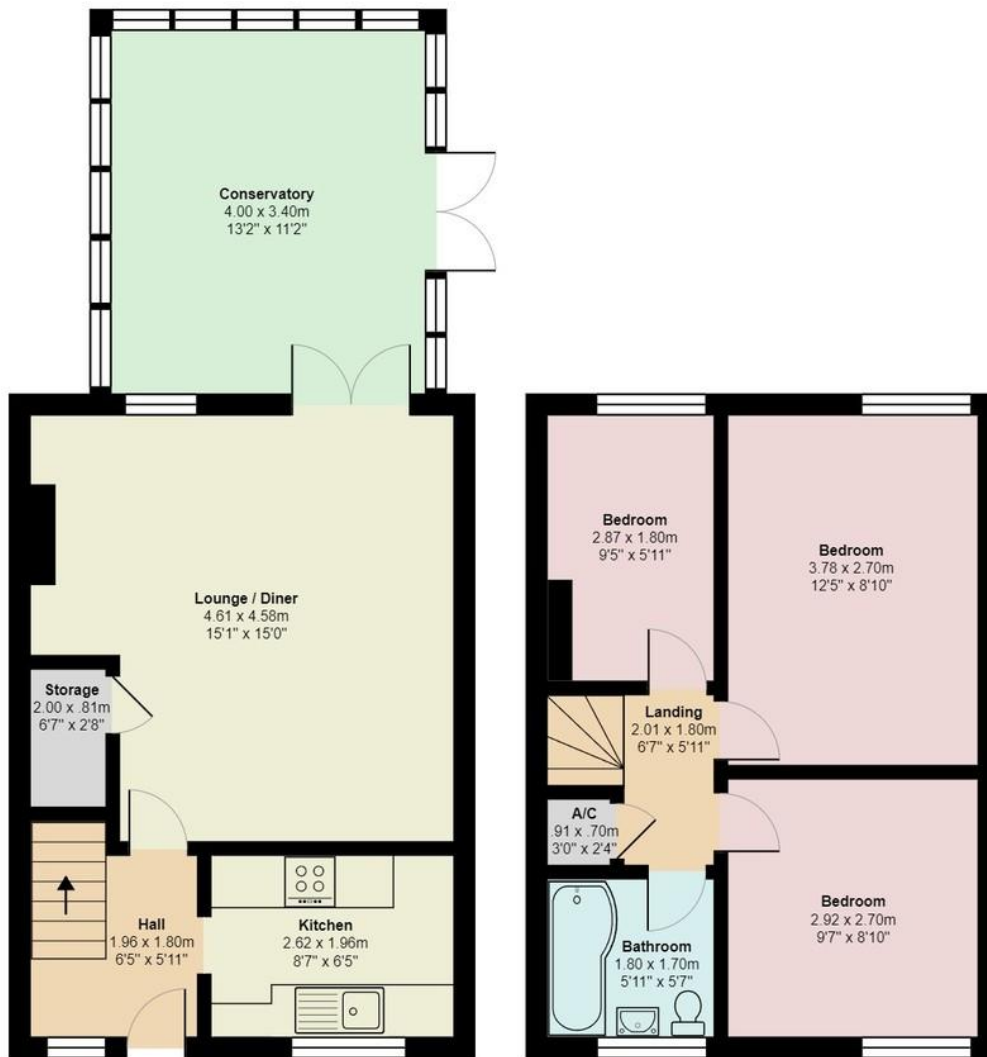
EXTERIOR The property is approached via a driveway with adjacent lawned garden. An access gate leads through to an impressive garden which extends to the side and rear of the property and comprises a lawned garden, paved patio and tiered rear garden with artificial turf. There is potential for extension to the side of the property (subject to the relevant permissions).





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**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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