



Hoveringham Drive | Eaton Park | Stoke-on-Trent | ST2 9PP

£175,000

DETACHED FAMILY HOME, GREAT LOCATION WITH OPEN VIEWS TO THE REAR.

This detached family home is situated in very popular residential location and offers excellent access to local amenities, schools, commuter and transport networks. The property requires selective modernisation throughout and offers the potential to extend if required (subject to necessary planning consent) giving purchasers the opportunity to create their ideal home. The accommodation comprises, entrance hall, lounge, dining room, kitchen, rear porch, three bedrooms and a shower room. Gas central heating, majority double glazing, driveway, carport, garage and gardens to the front and rear. No upward chain, viewings are strongly recommended.



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ENTRANCE HALL

Entrance door to the front elevation, radiator and staircase leading to the first floor.

LOUNGE

14' 8" x 11' 10" (4.47m x 3.61m) Coving to the ceiling, television point, radiator, single glazed window to the front elevation and archway leading to the dining room.

DINING ROOM

12' x 6' 8" (3.66m x 2.03m) Radiator, double glazed windows to the side and rear elevations and archway leading to the kitchen.

KITCHEN

11' 3" x 8' 3" (3.43m x 2.51m) Base units and wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer unit. Gas cooker point, plumbing for a washing machine, part tiled walls and entrance door to the rear elevation.

REAR PORCH

Entrance door and double glazed window to the rear elevation.

FIRST FLOOR LANDING

Airing cupboard, built in storage cupboard, loft access and radiator.

MASTER BEDROOM

9' 7" x 9' (2.92m x 2.74m) Fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM TWO

11' 5" x 7' 1" (3.48m x 2.16m) Fitted wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM THREE

6' 4" x 5' 11" (1.93m x 1.8m) Radiator and double glazed window to the front elevation.

SHOWER ROOM

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Radiator, part tiled walls and double glazed window to the rear elevation.

EXTERIOR

Landscaped gardens to the front and rear, driveway providing off road parking, carport with up and over door, power and lighting, garage/workshop with power and lighting and lean to/summer house with power and lighting. Pleasant open field views to the rear.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements