



**30 Edenhurst Avenue, Meir Park, Stoke-on-Trent ST3 6HF**  
**Price guide £189,950**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



Welcome to this well-presented semi-detached bungalow, ideally located in a desirable residential estate celebrated for its welcoming community, excellent local schools, and easy access to shops and everyday amenities. Offering the perfect balance of comfort and practicality, this charming home is an excellent choice for downsizers, first-time buyers, or anyone looking for the convenience of single-level living.

Step inside through the entrance porch and hallway, which lead into a cosy and inviting lounge—ideal for relaxing at the end of the day. The stylish, modern kitchen is beautifully fitted and seamlessly complements the tasteful, contemporary décor found throughout the home, making it truly move-in ready.

The master bedroom enjoys direct access to a bright and airy conservatory—an ideal spot to relax with a book or enjoy your morning coffee in the sun. A second bedroom and a well-appointed shower room offer flexibility and functionality, while a spacious utility room/rear porch provides additional storage and day-to-day convenience.

Outside, the property continues to impress with a generous block-paved driveway offering ample off-road parking, an attached car port, and a garage—perfect for further storage or as a hobby/workshop space. The rear garden is compact and low-maintenance, offering a blank canvas with great potential to create your own tranquil outdoor escape.

This delightful bungalow is a rare find in a sought-after location and is sure to attract strong interest—early viewing is highly recommended.



### Entrance Porch

5'1" x 3'7" (1.55m x 1.09m)

A convenient porch, with practical laminate flooring, radiator, UPVC double glazed front entrance door and window.

### Entrance Hall

11'8" x 3'6" (3.56m x 1.07m)

Step into a welcoming entrance hall, featuring a fitted carpet that adds comfort underfoot. A radiator with a handy display shelf provides both warmth and a touch of practicality. For added convenience and storage potential, there is easy access to the loft via a fitted loft ladder—the loft space is fully boarded

### Lounge

12'1" x 11'10" (3.68m x 3.61m)

A bright and airy room with an open fireplace, radiator and a UPVC double glazed bay window with stylish bespoke shutter blinds

### Kitchen

7'8" x 11'1" (2.34m x 3.38m)

This stylish kitchen boasts a range of high and low-level fitted units, complemented by a sleek worktop for ample preparation space. A contemporary inset stainless steel sink with mixer tap sits beneath a UPVC double-glazed window, allowing natural light to brighten the room. High-quality appliances include a built-in NEFF electric oven and a Lemona ceramic hob, complete with a modern stainless steel extractor hood. A striking feature radiator adds a touch of modern flair.

### Bedroom one

11'1" x 7'10 (3.38m x 2.39m)

Located at the front of the property. Complete with a radiator and UPVC double glazed window with feature blinds.

### Bedroom Two

9'10" x 12'6" (3.00m x 3.81m)

Located at the rear of the property. With a radiator, UPVC double glazed patio door which lead to

### Conservatory

9'7" x 7'7" (2.92m x 2.31m)

A relaxing space to enjoy on those summer evenings, with a

Tiled floor, UPVC double glazed doors leading to the rear garden

### Shower room

6'2" x 7'6" (1.88m x 2.29m)

This well-appointed shower room features a fully enclosed shower cubicle with an electric shower, perfect for instant hot water. A sleek wash hand basin with a mixer tap sits atop a contemporary vanity unit, offering both function and storage. The low-flush WC adds an eco-friendly touch. Warmth is provided by a radiator, while natural light fills the space through a UPVC double-glazed window. A built-in cupboard neatly houses the efficient Glow-worm combi boiler, ensuring both central heating and hot water. Finished with easy-care vinyl flooring for durability and style.

### Outside

An extensive driveway offers ample off-road parking, complemented by an attached car port with a convenient roller shutter door for added security. A detached garage provides additional storage or parking flexibility. To the rear, the split-level garden features a blend of patio and lawned areas, ideal for relaxing or entertaining. With a bit of personal touch, this outdoor space has the potential to become a stunning summer retreat—perfect for barbecues, family gatherings, or peaceful evenings.

### Services

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

### Tenure

We are informed by the vendor that the property is freehold, but this has not been verified and confirmation will be forthcoming from the vendors solicitors during the normal pre-contract enquiries

### Viewing

Strictly by appointment through the agents Kevin Ford and Co Ltd. 19 High Street Cheadle, ST10 1AA (01538751133)

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & Mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office.

### Agents Notes

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











