



3 Tulsa Close,
Eaton Park

 **OneAgency**

01782 970222

hello@oneagencygroup.co.uk



£180,000

A well presented dormer bungalow, which offers spacious living accommodation which can be used in a variety of ways with the benefit of a ground floor shower room in addition to a first floor bathroom. The property is located in the popular location of Eaton Park convenient for local amenities and for access into Hanley City Centre or Longton Town Centre. Block paved driveway to the front offering ample off road parking and generous rear garden with large store. Viewing is highly recommended.





Side Lean to

Double glazed doors to front and rear. Power and lighting.

Kitchen

5.72m max x 2.40m max (18' 9" x 7' 10") Double glazed window to the front, double glazed window into side lean to, fitted with a range of wall base and drawer storage units, part tiled walls, stainless steel sink and drainer unit with mixer tap, fitted extractor fan, laminate floor radiator.

Inner Hall

Stairs with inset lighting leading to first floor, built in storage, laminate floor, radiator.

Bedroom / Study

2.07m x 2.66m (6' 9" x 8' 9") Double glazed window to the front, radiator.

Living Room

5.11m max x 3.80m max narrowing to 2.82m (16' 9" x 12' 6") Radiator, double glazed french doors into sun room.

Sun Room

3.26m x 1.26m (10' 8" x 4' 2") Double glazed windows to the rear and side, double glazed french doors to side, electric wall heater.

Shower Room

3.26m x 1.26m (10' 8" x 4' 2") Double glazed frosted window to side, wall mounted boiler, sink with mixer tap, fitted storage space, WC, shower cubicle with electric shower.

Landing

Double glazed window to the front.

Bedroom

3.66m narrowing to 2.65m x 2.37m narrowing to 1.38m (12' 0" x 7' 9") Double glazed window to the rear, radiator.

Bedroom

2.53m x 2.88m (8' 4" x 9' 5") 2.53m x 2.88m (8' 4" x 9' 5") Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the rear, radiator, bathroom suite comprising of panelled bath, WC and vanity wash hand basin. Radiator. Built in storage area.

Outside

Ample off road parking to the front with block paved driveway. Good sized rear garden with patio area's, large store and artificial turf area.

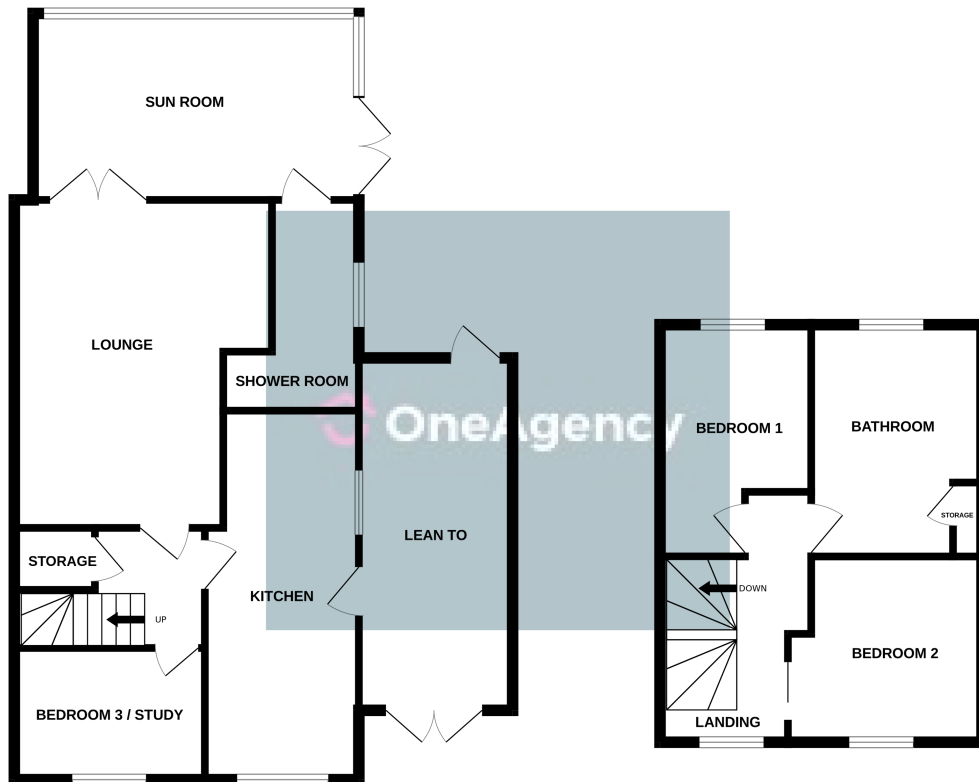
Agents Notes

Stoke-on-Trent Council Tax Band B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.