



Etruria Vale Road,
Etruria

 **OneAgency**

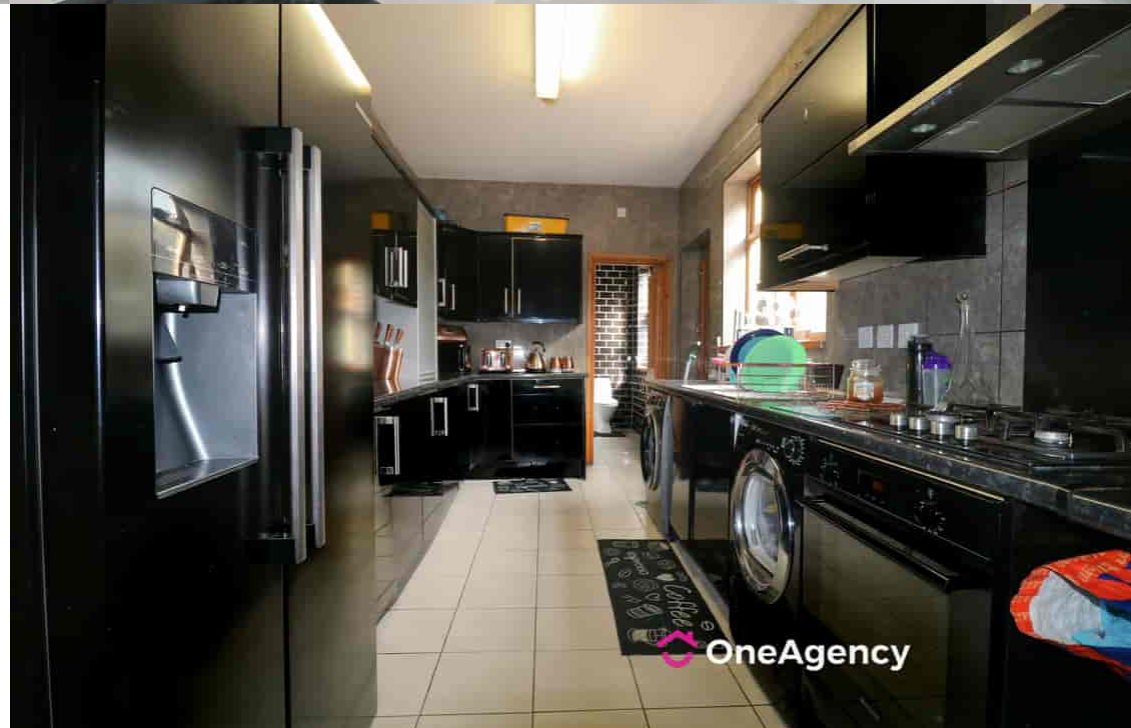
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£250,000

OneAgency is pleased to market this deceptively spacious end terrace in the central location of Etruria. The property has undergone considerable renovation by it's current owners. The ground floor comprises of a bright hallway with tiled flooring and underfloor heating leading to the large dining room and lounge benefitting from a fitted media wall and featuring LED lighting. Completing the floor is a spacious gloss-fitted kitchen and shower room. Upstairs boasts a master bedroom, three further good-sized bedrooms and a modern family bathroom. There is an added bonus of a sizeable storage room to the second floor. Externally the rear garden has been landscaped with a decked seating area and artificial grass - ensuring low maintenance.





Ground Floor

Entrance Hallway

1.01m x 3.01m (3' 4" x 9' 11") UPVC Door to the front aspect, vertical grey radiator, tiled flooring and underfloor heating.

Lounge

3.78m x 3.71m (12' 5" x 12' 2") Double glazed bay window to the front aspect, media wall with electric fire place and electrics for TV. Grey vertical radiators and tiled flooring with under floor heating. Feature LED lighting.

Dining Room

4.4m x 4.70m (14' 5" x 15' 5") Double glazed patio doors to the rear aspect. Glass panelled stair case leading to first floor, tiled flooring with underfloor heating, vertical radiator and feature LED lighting in ceiling.

Kitchen

2.53m x 5.63m (8' 4" x 18' 6") Double glazed window and door to the side aspect. Fitted kitchen comprising of gloss wall and base units, work surfaces and stainless steel sink and drainer. Plumbing for washing machine, space for fridge/freezer and space for tumble dryer. Boiler housed on wall. Tiled walls and flooring.

Ground Floor Shower Room

2.52m x 2.44m (8' 3" x 8' 0") Double glazed window to the side aspect. Suite comprising of double shower cubicle, low level WC and hand wash basin. Towel warming radiator with extractor fan. Fully tiled walls and flooring.

First Floor

Hallway

Large hallway with feature lighting and glass panelled stair case.

Master Bedroom

5.18m x 3.95m (17' 0" x 13' 0") Double glazed windows to the front aspect, radiator, storage cupboard and carpet flooring.

Bedroom Two

2.82m x 4.55m (9' 3" x 14' 11") Double glazed window to the rear aspect, radiator and carpet flooring.

Bedroom Three

2.55m x 2.51m (8' 4" x 8' 3") Double glazed window to the rear aspect, radiator and carpet flooring.

Bedroom Four

1.59m x 3.66m (5' 3" x 12' 0") Double glazed window to side aspect, radiator and carpet flooring.

Family Bathroom

1.46m x 1.83m (4' 9" x 6' 0") Double glazed window to the side aspect. Fitted suite comprising of bath with mixer taps, low level WC and hand wash basin. Tiled walls and flooring.

Second Floor

Storage Room

5.52m x 3.89m (18' 1" x 12' 9") Velux windows to the side aspect, electric, radiator and carpet flooring.

Externally

To the front there is a paved courtyard with gated access. The rear garden has been landscaped with paved and decked seating area with artificial grass and LED lighting. Gated access to rear alleyway.

Agents Note

The council tax band is A. The local authority is Stoke-on-Trent.





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

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