



Jubilee Avenue,
Etruria



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £120,000

End town house which is located in a very convenient location within close proximity to Etruria Park and offers easy access to Stoke Railway Station, the A500 link road Hanley City centre. The property offers off road parking, a first floor bathroom and extended accommodation on the ground floor.





Entrance Lobby

Stairs to first floor, radiator.

Entrance Porch

Double glazed windows and door to the front, tiled floor.

Living Room / Dining Room

Double glazed window to the front, two radiators.

Kitchen

Double glazed windows to the front and rear, radiator, fitted oven, fitted hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for dryer, part tiled walls.

Storage Area

Double glazed window and door to side, Baxi boiler.

Landing

Double glazed frosted window to the side. Access to loft via pull down ladders with a window to side elevation.

Bedroom One

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.

Shower Room

Double glazed frosted window to the rear, shower cubicle with mans shower, WC and hand wash basin with storage below, tiled walls, radiator.

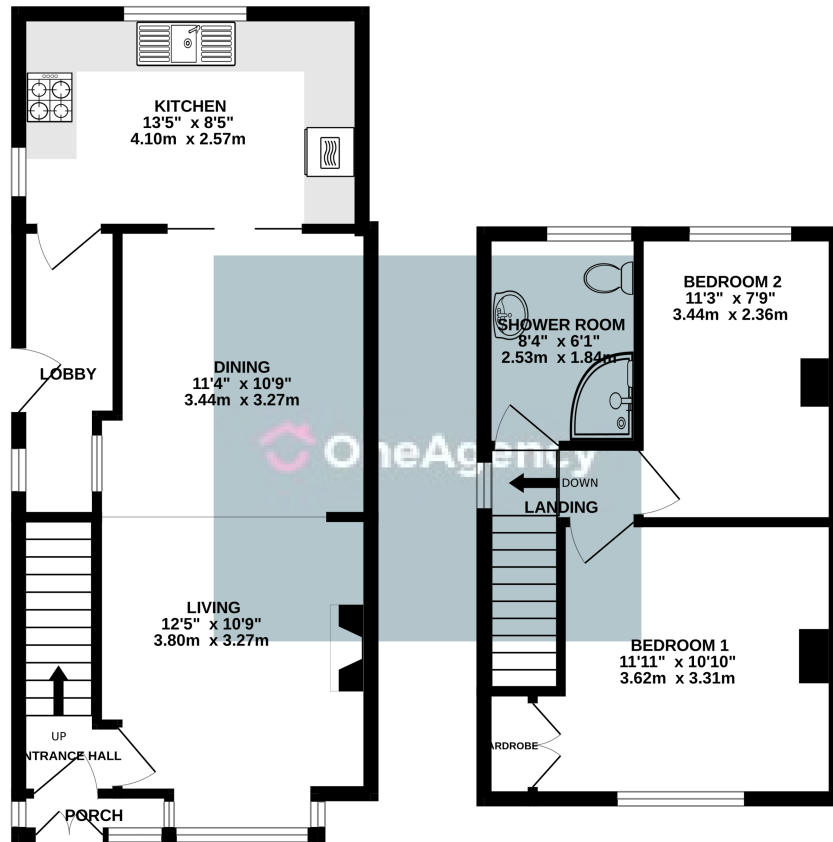
Outside

Off road parking to the front. Rear Garden.

Agents Notes

Stoke-on-Trent Council Tax Band A





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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

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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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