



Glenroyd Avenue,
Eaton Park



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£150,000

Semi detached house situated in a popular residential location with a large corner plot. The property offers family sized living accommodation and is offered with no chain involvement.

PLEASE SEE OUR AGENTS NOTES IN THE FULL DESCRIPTION REGARDING THE MINING REPORT & FLOOR REPORT





AGENTS NOTES

We have a mining interpretive report on file which has the below conclusion.

In our opinion, the main building (as shown on the plan) is within the area likely to be affected if coal mining subsidence was to occur because of ground movement. The statistical risk of the main building being damaged by subsidence however is very small. In the unlikely event of your property being damaged by subsidence, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner to have the damage repaired.

We also have a floor test on file.

Buyers are advised to take advice from their mortgage advisor and solicitor before making an offer and the reports are available on request.

GROUND FLOOR

ENTRANCE LOBBY

Stairs to first floor, radiator, door to front, double glazed window to front.

KITCHEN

3.75m x 3.59m (12' 4" x 11' 9") Fitted range of wall, base and drawer storage units, double glazed window to front, wall mounted boiler, sink and drainer unit with mixer tap, under stairs storage area.

LIVING/DINING ROOM

5.83m x 4.33m (19' 2" x 14' 2") Frosted glass windows to rear and side, two radiators.

REAR LOBBY

Door to rear.



FAMILY ROOM

3.73m x 3.63m (12' 3" x 11' 11") Double glazed window to rear and side, doors to storage area..

STORAGE AREA

3.84m max x 2.32m (12' 7" x 7' 7") Doors to front.

FIRST FLOOR

LANDING

Airing cupboard, access to loft.

BEDROOM ONE

3.80m x 2.63m (12' 6" x 8' 8") Fitted wardrobes, double glazed window to rear, radiator.

BEDROOM TWO

2.63m x 2.90m (8' 8" x 9' 6") Double glazed window to front, radiator.

BEDROOM THREE

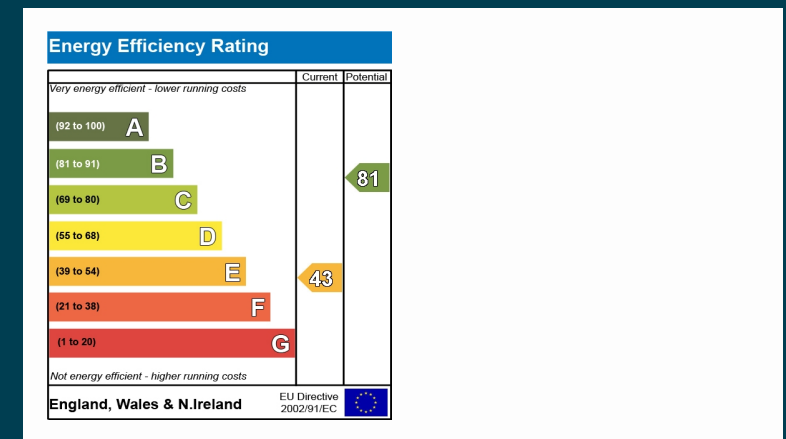
2.83m x 1.86m (9' 3" x 6' 1") Double glazed window to rear, radiator.

BATHROOM

1.68m x 1.85m (5' 6" x 6' 1") Bathroom suite comprising of panelled bath with electric shower over, WC and pedestal wash hand basin, double glazed frosted window to front, radiator.

OUTSIDE

Generous sized corner plot and off road parking.



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.**

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.