



38 Lakeside Close

Etruria, Stoke-On-Trent, ST1 5GB

They say life is better at the LAKE! So set up camp and pitch a tent here at this beautiful semi detached property on LAKEside Close! Located in the popular area of Etruria with excellent commuter links to the main town centre, Royal Stoke Hospital and A500, this spacious and modern property offers carefree and convenient living. The accommodation comprises a lounge, modern fitted kitchen/diner, cloakroom, two double bedrooms and a contemporary bathroom. Externally the property benefits from a large lawned rear garden which is fully enclosed by panelled fencing and off road parking to the side of the property. So move to the LAKE because from the look of this semi detached property the view is amazing!!! Call and book your viewing today.

Asking price £125,000

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- SPACIOUS SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN/DINER
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- LARGE LAWNED REAR GARDEN
- LOUNGE
- CONTEMPORARY BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Cloakroom

5'0" x 2'9" (1.54 x 0.86)

A double glazed window overlooks the front aspect. Low level W.C and wash hand basin with tiled splashback. Radiator.

Lounge

14'10" x 9'9" (4.54 x 2.98)

A double glazed window overlooks the front aspect. Television point. Radiator.

Kitchen/Diner

13'1" x 9'4" (3.99 x 2.85)

A double glazed window overlooks the rear aspect coupled with a double glazed door to the rear. Fitted with a range of wall and base storage units

with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric double oven and gas hob with cooker hood above. Space for fridge/freezer and plumbing for washing machine. Integrated dishwasher. Wall mounted central heating boiler. Under stairs storage cupboard. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

13'2" x 9'3" (4.02 x 2.82)

A double glazed window overlooks the rear aspect. Television and telephone points. Radiator.

Bedroom Two

13'2" x 8'3" (4.02 x 2.52)

Two double glazed windows overlooks

the front aspect. Storage cupboard housing hot water cylinder. Radiator.

Bathroom

6'3" x 5'11" (1.93 x 1.81)

Fitted with a suite comprising bath with shower over, low level W.C and large vanity hand wash basin. Partly tiled walls and ladder style towel radiator. Extractor fan and shaver point.

EXTERIOR

To the front there is a lawned area with paved pathway leading to the entrance. The property benefits from a large lawned rear enclosed by panelled fencing and access gate.

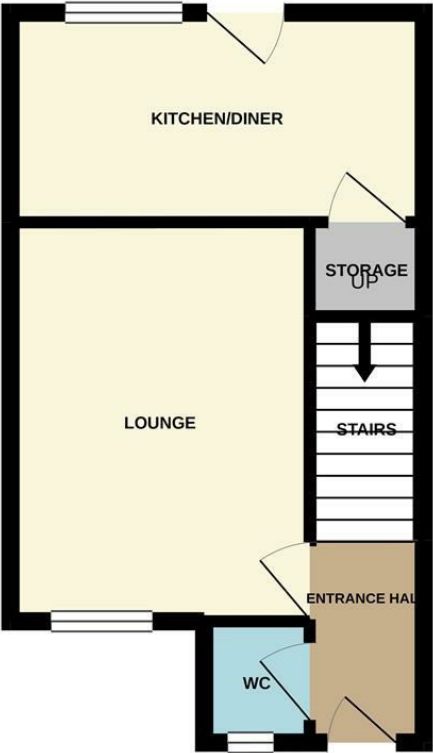
There is a driveway to the side of the property for off road parking.



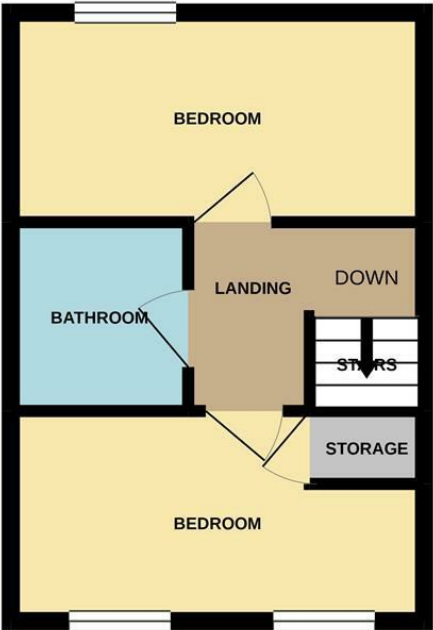


Floor Plan

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.
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