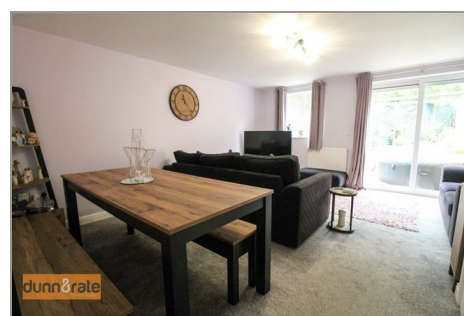




23 Festival Close

Etruria, Stoke-On-Trent, ST6 3LG

Luck is when opportunity knocks and you answer the door! Well, my happy home hunters the opportunity has just presented it 'self in the form of this immaculate semi detached home located in Etruria. The property comprises of a modern fitted kitchen, a large lounge/diner and cloakroom to the ground floor. To the first floor you will find THREE good sized bedrooms, master with shower cubicle and a newly renovated modern bathroom suite. Externally, the property benefits from off road parking and a fully enclosed, low maintenance rear garden. **SOLD WITH NO UPWARD CHAIN!** Located close to local amenities, and the centre of Hanley, it really is one not to be missed. Call to book a viewing today!

£180,000

23 Festival Close

Etruria, Stoke-On-Trent, ST6 3LG



- IMMACULATE SEMI DETACHED PROPERTY
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- FITTED KITCHEN
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE/DINER
- MODERN FITTED BATHROOM
- SOLD WITH NO UPWARD CHAIN

Entrance Hall

9'4" x 6'11" (2.86 x 2.11)

Entrance door to the front aspect and radiator.

Cloakroom

5'7" x 2'10" (1.72 x 0.87)

A UPVC window looks out to the front aspect. Fitted with Low Level WC, wash hand basin and radiator.

Kitchen

8'9" x 7'4" (2.69 x 2.26)

A UPVC window looks out to the front aspect. Fitted with a range of wall and base storage units, inset stainless steel sink/drainers and coordinating work surface areas. Electric oven with gas hob and extractor fan above, space and plumbing for a washing machine and space for a fridge/freezer. Partly tiled walls, combi boiler and radiator.

Lounge/Diner

15'6" x 14'9" (4.74 x 4.51)

A UPVC window looks out to the

rear aspect, coupled with UPVC patio doors that open on to the rear garden. TV point and two radiators, storage cupboard. Space for dining table and chairs.

FIRST FLOOR

First Floor Landing

Stairs from the ground floor. Loft access hatch and storage cupboard.

Bedroom One

14'1" x 8'1" (4.31 x 2.48)

A UPVC window overlooks the rear aspect. Built in wardrobe/storage, shower cubicle, radiator and TV point.

Bedroom Two

9'9" x 7'9" (2.99 x 2.37)

A UPVC window overlooks the front aspect, radiator and TV point.

Bedroom Three

8'5" x 5'11" (2.59 x 1.81)

A UPVC window overlooks the

rear aspect, radiator and TV point.

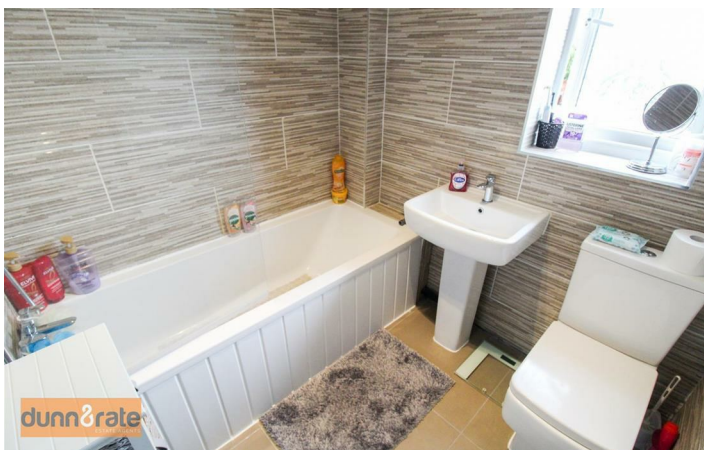
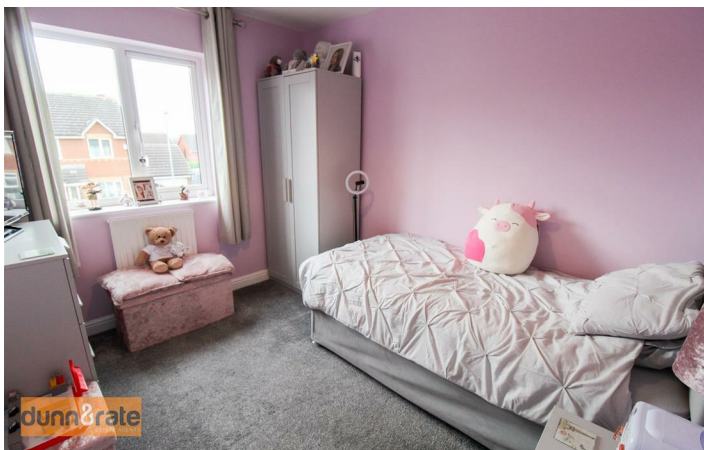
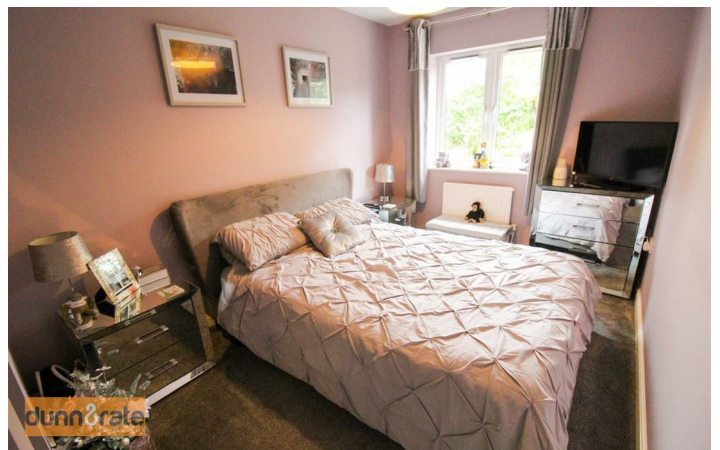
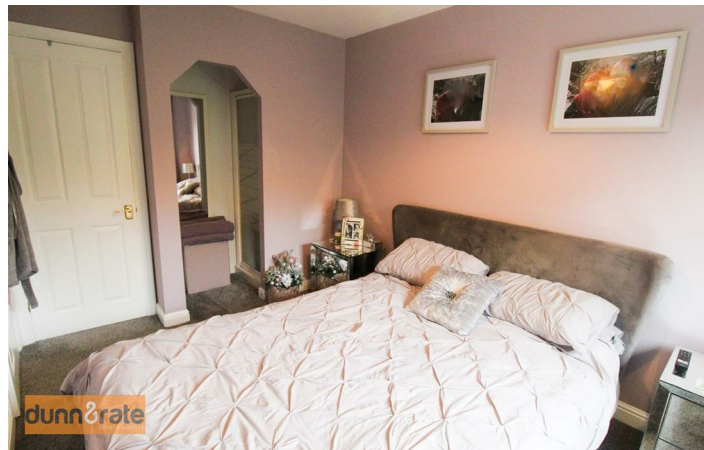
Bathroom

5'10" x 5'4" (1.79 x 1.65)

A UPVC window looks out to the front aspect. Fitted suite comprising of bath with shower overhead, Low Level WC and wash hand basin. Towel radiator and extractor fan.

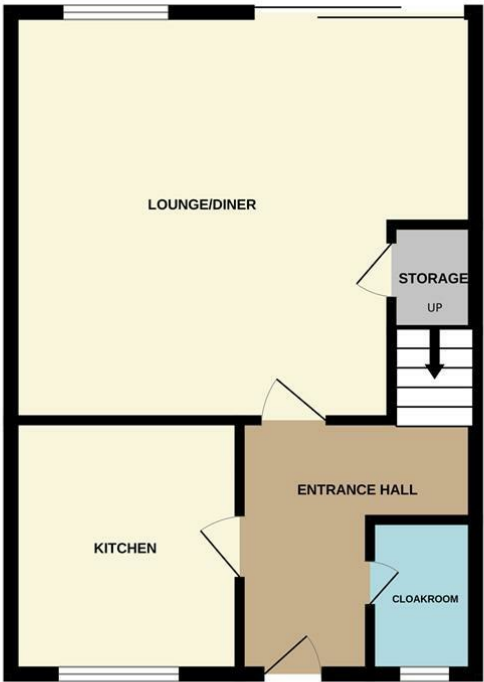
EXTERIOR

The front garden is laid to lawn and tarmac driveway. The rear garden is fully enclosed with a stone patio and laid to lawn.

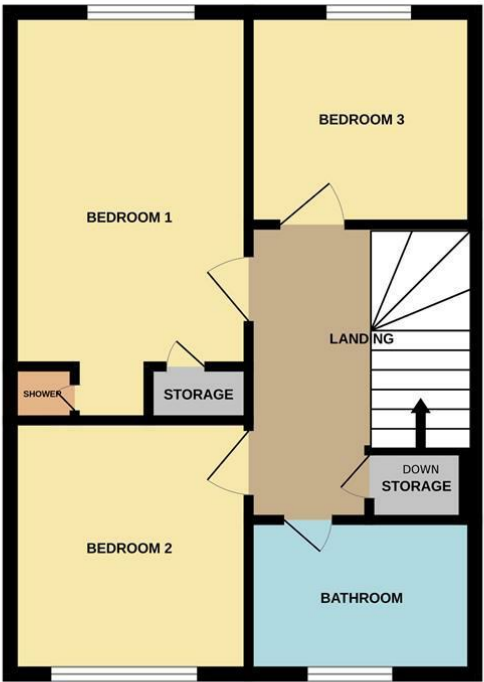


Floor Plan

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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