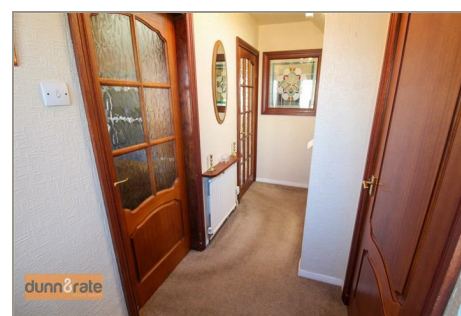
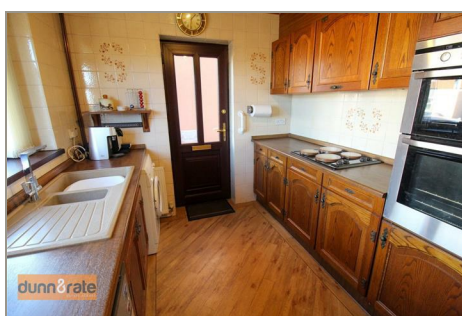




2 Hillberry Close

Eaton Park, Stoke-On-Trent, ST2 9PQ

When opportunity knocks, make sure you open the door. This DETACHED house on Hillberry Close, is a wonderful opportunity for families seeking a spacious and inviting home in a desirable location. This superb property comprises of a fitted kitchen, a large lounge/diner, THREE good sized bedrooms and a contemporary bathroom. To the front of the property there is a paved driveway and the rear garden is lawned and enclosed, with a GARAGE. Located in the popular Eaton Park estate, close to local amenities, excellent schooling and commuter links to the main town centre. what are you waiting for? Book your viewing today!

£225,000

2 Hillberry Close

Eaton Park, Stoke-On-Trent, ST2 9PQ



- VERY WELL PRESENTED DETACHED PROPERTY
- THREE WELL PROPORTIONED BEDROOMS
- GARAGE AND SHED
- VERY POPULAR LOCATION, SCHOOLING, CHEMIST AND SHOPS
- FITTED KITCHEN AND CLOAKROOM
- CONTEMPORARY BATHROOM SUITE
- OFF ROAD PARKING
- LOUNGE/DINING ROOM
- BENEFITS FROM A CORNER PLOT WITH REAR GARDEN
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

12'2" x 8'5" (3.71 x 2.58)

UPVC door to the front aspect and UPVC window to the front aspect. Radiator and door to under stair storage cupboard. Stairs to the first floor.

Cloakroom

3'10" x 3'1" (1.17 x 0.94)

Low level W.C. and wall mounted boiler.

Kitchen

9'5" x 8'0" (2.89 x 2.45)

Upvc door to the side aspect and UPVC window to the front aspect. Fitted with a range of wall and base storage units with inset sink and side drainer. Co ordinating work surface areas with fully tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above. Washing machine and fridge. Radiator.

Lounge/ Dining Room

18'6" x 13'8" (5.65 x 4.19)

UPVC windows to the rear aspect. Gas fireplace and wall lights. Radiator.

FIRST FLOOR

Landing

UPVC window to the side aspect and loft hatch access. Stairs to the ground floor.

Bedroom One

13'4" x 9'7" (4.07 x 2.94)

UPVC window to the rear aspect. Radiator.

Bedroom Two

9'7" x 8'11" (2.94 x 2.72)

UPVC window to the front aspect. Radiator.

Bedroom Three

10'5" x 8'7" (3.18 x 2.64)

UPVC window to the rear aspect. Fitted wardrobes and radiator.

Bathroom

8'6" x 5'11" (2.60 x 1.81)

UPVC window to the front aspect. Fitted with a suite comprising double shower, vanity wash hand basin and low level W.C. Fully tiled walls and radiator. Door to storage cupboard housing water tank. Radiator.

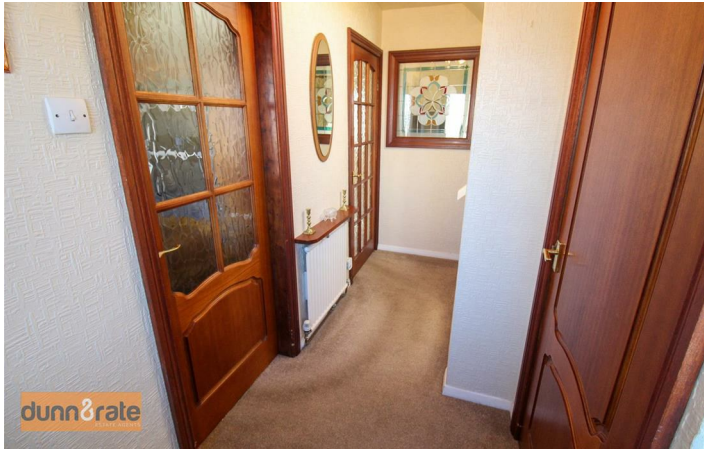
EXTERIOR

To the front of the property there is a paved driveway leading down the side. A gravelled garden to the front an sides with planters and flower borders. The rear garden is enclosed with lawned garden and shed.

Garage

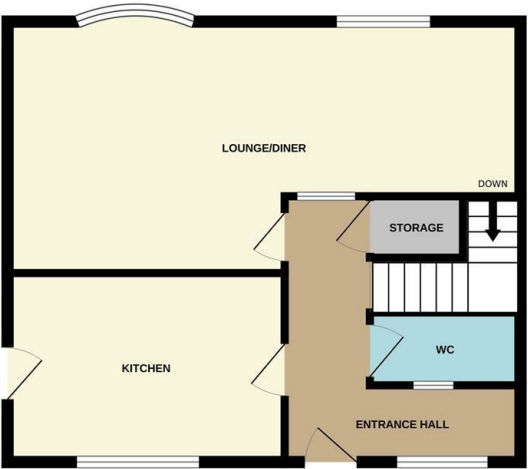
16'10" x 8'0" (5.15 x 2.45)

Up and over door to the front aspect. Power and light.

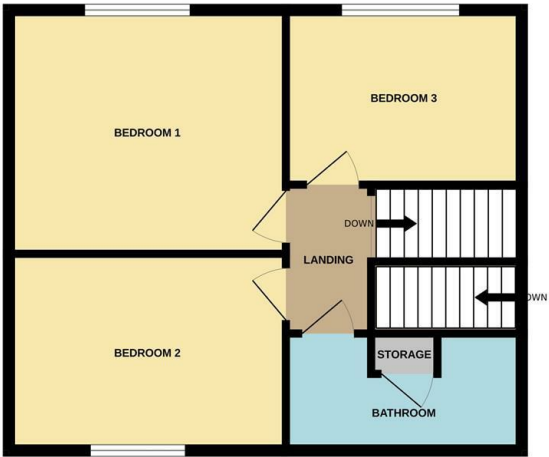


Floor Plan

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	