



## 2 Slapton Close

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

Tomorrow is the first blank page of 365 page book! Write a good one and start your next chapter with something NEW and exciting! Slapton Close is a delightful extended semi detached bungalow on the popular Eaton Park estate, sold with no upward chain. The accommodation on offer comprises a large lounge, modern fitted kitchen, two double bedrooms and contemporary bathroom suite. Externally there is a driveway, garage and fully enclosed rear garden. Located in Eaton Park, close to local amenities, schooling and commuter links to the main town centre. Call today to book your viewing.

**Offers in excess of £180,000**

# 2 Slapton Close

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- VERY WELL MAINTAINED EXTENDED SEMI DETACHED BUNGALOW
- TWO GOOD SIZED BEDROOMS
- GARAGE AND AMPLE PARKING
- LARGE LOUNGE/DINING
- SHOWER ROOM WITH WATERFALL FEATURE
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- BENEFITTING FROM A CORNER PLOT WITH REAR GARDEN
- VERY POPULAR LOCATION, CLOSE TO AMENITIES AND SCHOOLING

## Entrance Hall

12'8" x 2'10" (3.88 x 0.87)

Composite door to the front aspect. Loft hatch access and radiator.

## Lounge

17'11" x 15'4" (5.47 x 4.69)

UPVC windows to the rear aspect. Fireplace and radiator. Television and telephone point.

## Kitchen

12'10" x 8'8" (3.92 x 2.66)

Composite stable door to the rear aspect and UPVC window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls.

Integrated appliances include electric oven and gas hob with cooker hood above. Fridge.

Plumbing for a washing machine and space for tumble dryer. Ceiling spotlights and tiled flooring.

## Bedroom One

11'8" x 9'6" (3.57 x 2.92)

UPVC window to the front aspect. Radiator.

## Bedroom Two

12'9" x 9'3" (3.89 x 2.83)

UPVC window to the front aspect. Radiator.

## Bathroom

8'8" x 6'3" (2.65 x 1.92)

UPVC window to the side aspect. Fitted with a suite comprising double shower cubicle with waterfall above, vanity wash hand basin and low level W/C. Fully tiled walls and vertical towel rail. Ceiling spotlights.

## EXTERIOR

To the front of the property there are mature hedge borders. To the side there is paving and mature borders. The rear garden has an Indian stone patio and feature pond. Tarmacadam driveway to the rear.

## Garage

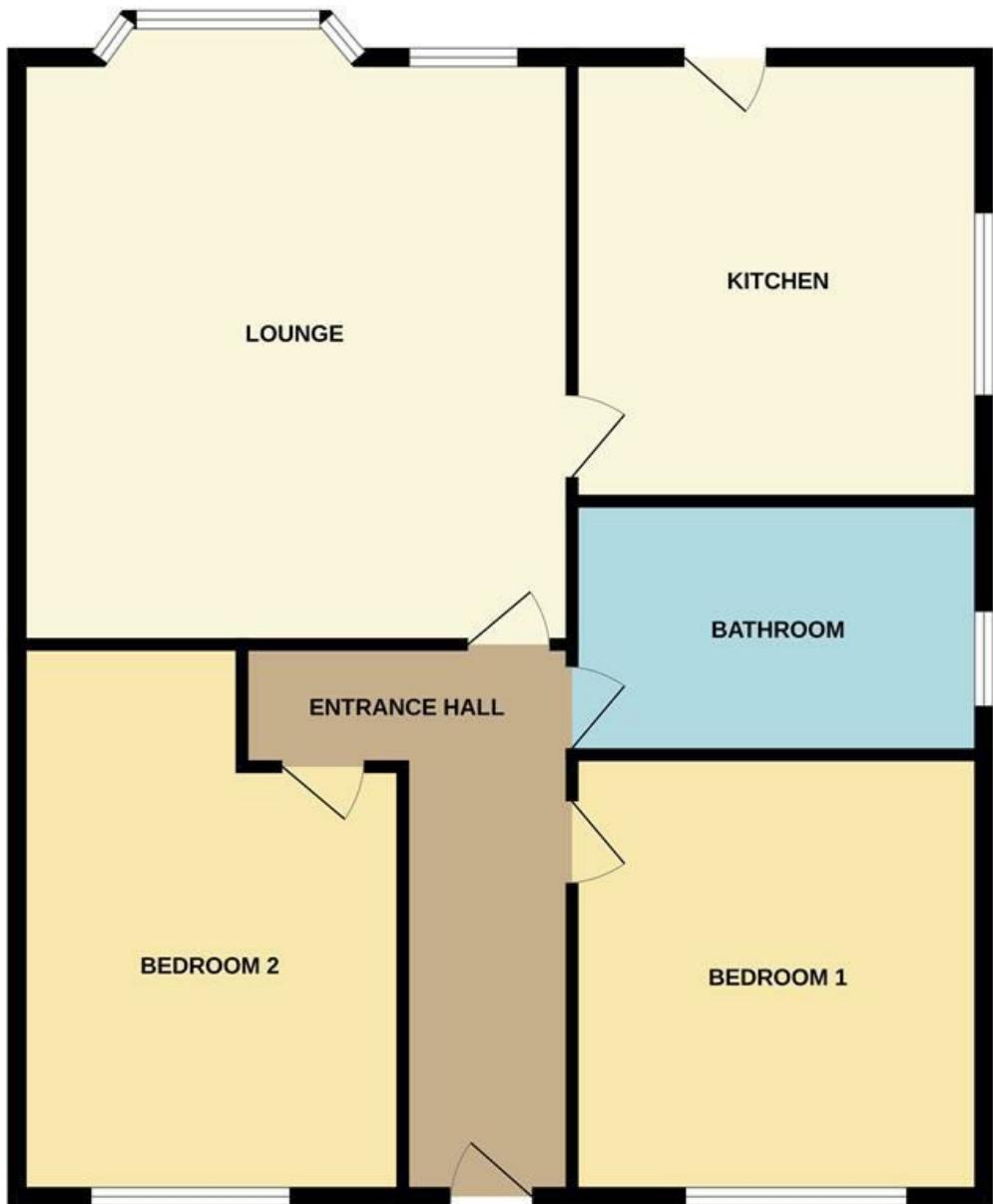
17'8" x 10'2" (5.40 x 3.11)

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



## Floor Plan

### GROUND 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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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