

## 129 Eaveswood Road, Stoke-On-Trent, ST2 8ER



### Welcome to Eaveswood Road!

This beautifully presented, double-fronted property has been modernised throughout, offering stylish, contemporary interiors and versatile living space to suit a range of needs.

Upon entering, you are greeted by a spacious porch entrance featuring bespoke decorative panelling, creating an attractive and practical welcome to the home.

The accommodation continues with a generous lounge featuring a bespoke media wall, a modern fitted kitchen, separate utility room and an additional reception room offering excellent versatility.

To the first floor are three well-proportioned bedrooms, each benefiting from built-in wardrobes, alongside a family bathroom and separate WC.

Externally, the property benefits from a generous driveway providing off-road parking for up to three vehicles, alongside a substantial rear garden featuring a heated summer house with power, ideal for use as a home office, gym, playroom or additional storage.

The rear garden is set over two tiers, featuring a block-paved patio and a substantial lawn, with open field views to the rear, providing an ideal space for relaxing and entertaining.

Further benefits include a fully boarded loft with lighting and a convenient pull-down ladder, providing excellent additional storage.

Combining modern living, versatile accommodation and an attractive rear outlook, this fantastic home is not to be missed!

Don't miss out – book your viewing today!

## £230,000

Cheshire Property  
2 Hightown, Sandbach, CW11 1GA 01270 766656

**Entrance Porch – 7'09" x 5'10"**

Composite front door with obscured glazed panels to either side, bespoke decorative panelling with coat hooks, tall feature radiator and oak internal door leading to:



**Lounge – 17'04" x 13'05"**

UPVC double-glazed window to the front elevation and UPVC double-glazed patio doors leading to the rear garden. The lounge features a bespoke media wall with full tiling, an integrated electric fire and space for a 55" TV.



**Kitchen – 9'09" x 9'08"**

UPVC double-glazed window to the rear elevation. Fitted with a range of base, wall and drawer units, a 1½-bowl composite sink with drainer, induction hob with extractor hood above, built-in double oven and integrated under-counter fridge. Space and plumbing are provided for a dishwasher, along with an understairs storage cupboard, radiator and access to the utility room.





### **Utility Room**

Housing the wall-mounted combination boiler, with space and plumbing for a washing machine and space for an American-style fridge freezer. UPVC double-glazed obscured-glass door leading to the rear garden, gas meter and access to a further versatile reception room.

### **Further Reception Room**

UPVC double-glazed window to the front elevation, wall-mounted electric meter and consumer unit, and a wet-room-style shower area with plumbing and a low-level WC. Radiator.

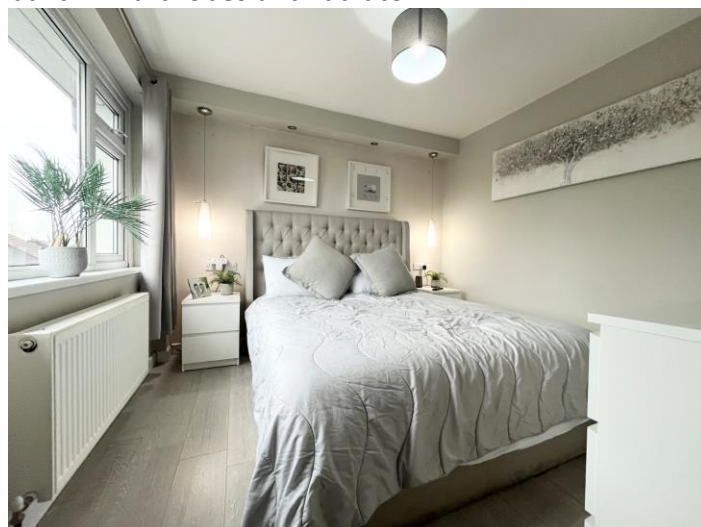
### **First-Floor Landing**

Stairs rise to the first-floor landing, featuring an oak and glazed banister, airing cupboard, loft access and oak internal doors leading to all rooms. The loft is fully boarded and benefits from lighting and a pull-down ladder.



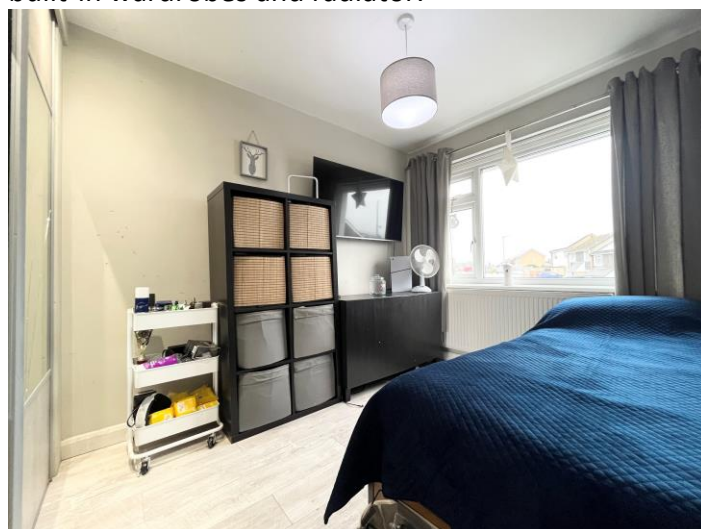
### **Bedroom One – 13'05" x 10'01"**

UPVC double-glazed window to the front elevation, built-in wardrobes and radiator.



### **Bedroom Two – 11'03" x 7'10"**

UPVC double-glazed window to the front elevation, built-in wardrobes and radiator.



### **Bedroom Three – 10'01" x 7'06"**

UPVC double-glazed window to the rear elevation, built-in wardrobes and radiator.



### **Bathroom – 5'06" x 5'06"**

UPVC double-glazed obscured window to the rear elevation, fully tiled walls, vanity wash basin, panelled bath, chrome ladder-style heated towel rail and tall feature radiator.



### **Separate WC**

UPVC double-glazed obscured window to the rear elevation, fully tiled walls and low-level WC.

### **Externally**

**Front-** A fully tarmacked driveway provides off-road parking for up to three vehicles, with gated side access leading to the rear garden.

**Rear-** A generous rear garden featuring a substantial summer house with heating and power, offering excellent versatility for use as a home office, gym, playroom or additional storage. The garden is arranged over two levels, with a block-paved patio leading up to a substantial lawn, enclosed by fencing to all sides and enjoying open field views to the rear.



**EPC- D**

**Council tax- B**

**Tenure- Freehold**

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

|                  |             |
|------------------|-------------|
| Monday to Friday | 9.00 – 5.00 |
| Saturday         | 9.00 – 1.00 |

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested, and no warranty is given as to their working ability.



