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the best move you'll make

Estate Agents

Letting and Management Specialists



34 Kettering Drive, Eaton Park, Stoke-On-Trent, ST2 9LX

£140,000

- Three Bedrooms
- White Bathroom Suite
- Low Maintenance Rear Garden
- Block Paved Drive
- Fitted Kitchen
- Utility Room
- Cosmetic Updating Required
- No Chain

Offered to the market with no onward chain, this three-bedroom townhouse on the popular Kettering Drive in Eaton Park presents an excellent opportunity for buyers looking to put their own stamp on a property.

Requiring some cosmetic updating, the home offers well-proportioned accommodation and plenty of potential to create a fantastic family home in a convenient and well-established residential location.

The accommodation is arranged to provide comfortable living space throughout, with the added benefit of a useful utility room to the rear, offering practical storage and laundry space. With a little modernisation, the property has the potential to become a wonderful home tailored to the new owner's taste.

Externally, the property benefits from a block-paved driveway providing off-road parking, while the enclosed rear garden has been designed for low maintenance, making it an ideal space to enjoy with minimal upkeep.

Conveniently situated close to local amenities, schools and excellent commuter links, this property represents a fantastic opportunity for first-time buyers, families or investors seeking a home with scope for improvement.

Early viewing is highly recommended to appreciate the potential on offer!





GROUND FLOOR

ENTRANCE HALL
Fitted carpet. Radiator. UPVC double glazed front door. Stairs to the first floor.

LOUNGE/DINER
23'6 max x 11'10 max, 7'2 min (7.16m max x 3.61m max, 2.18m min)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

KITCHEN
8'0 x 7'5 (2.44m x 2.26m)
Tiled floor. Part tiled walls. UPVC double glazed window. Range of wall cupboards and base units with integrated oven and electric hob.

UTILITY ROOM
11'8 x 5'0 (3.56m x 1.52m)
Tile effect flooring. Radiator. UPVC double glazed window and rear door. Plumbing for washing machine.

FIRST FLOOR

LANDING
Fitted carpet. Access to the loft.

BEDROOM ONE
11'7 x 8'10 (3.53m x 2.69m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
11'8 x 8'10 (3.56m x 2.69m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
8'6 x 5'10 (2.59m x 1.78m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
8'7 x 5'9 (2.62m x 1.75m)
Laminate flooring. Radiator. UPVC double glazed window. Part tiled walls. Bath, wash basin and wc. Store cupboard containing the Baxi combi boiler.

OUTSIDE
There is a block paved driveway to the front of the property.

To the rear there is a patio area, low maintenance garden and timber shed.








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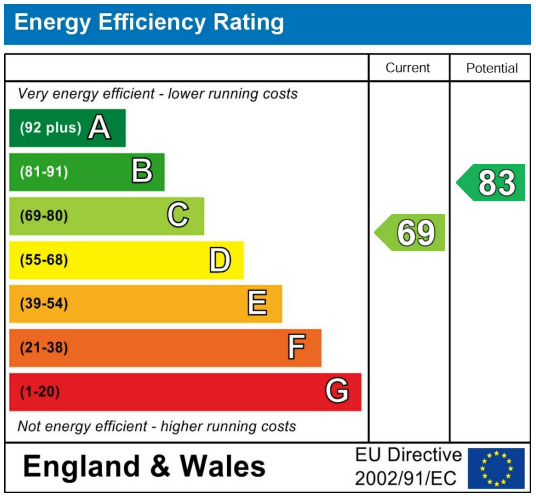

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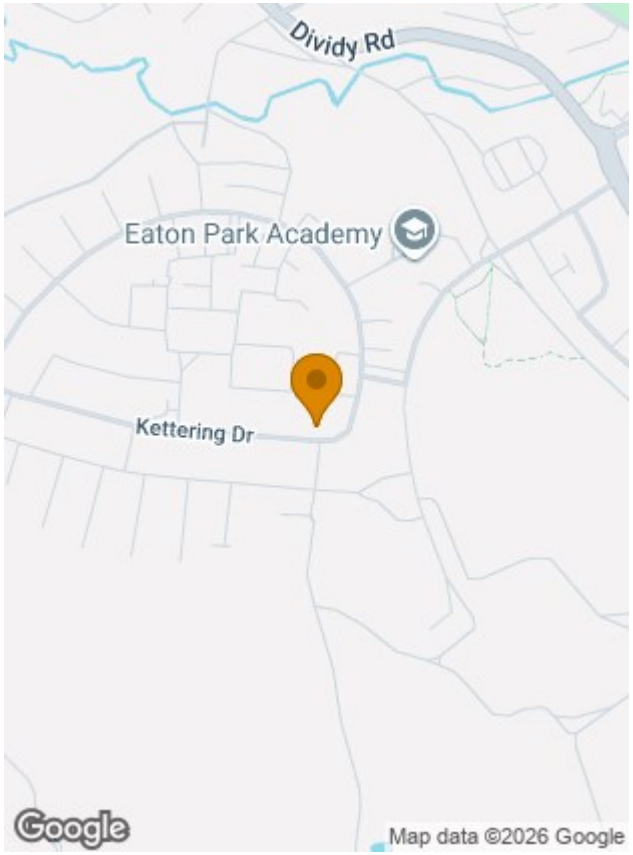

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
83
England & Wales
EU Directive 2002/91/EC

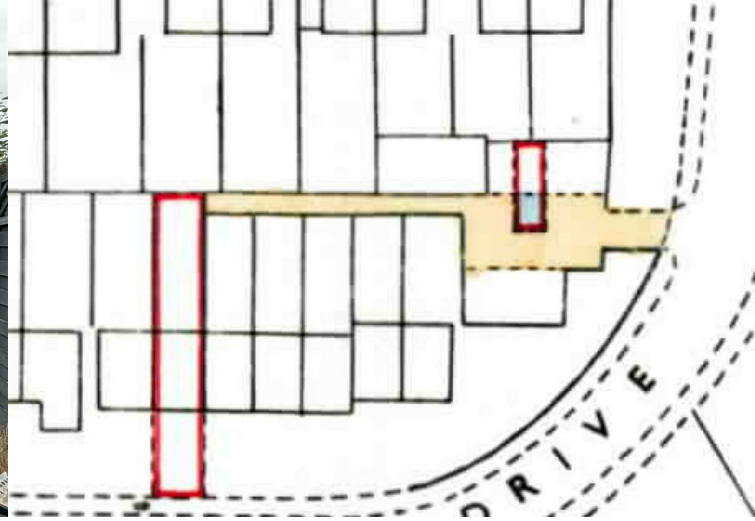

Dividy Rd
Eaton Park Academy
Kettering Dr
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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