



Abbey Road, Abbey Hulton, Stoke-on-Trent

£175,000



 3
  1
  2

Freehold | EPC rating: C

- Chain free
- Landscaped garden
- Family home

- Extended with conservatory
- Driveway parking for several vehicles
- Three double bedrooms

BELVOIR!

Property is personal

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Description

****Chain free**** A beautiful **three bed semi detached property** with a **conservatory** and **large garden** for sale in Abbey Hulton, Stoke-on-Trent. Tastefully modernised with grey UPVC windows and gravel driveway for **kerbside appeal**. Walking distance to local shops and bus stops as well as road links. Great for families! Come view this property to see its full potential.

Property consists of a lounge, kitchen diner, conservatory, three double bedrooms and upstairs family bathroom.

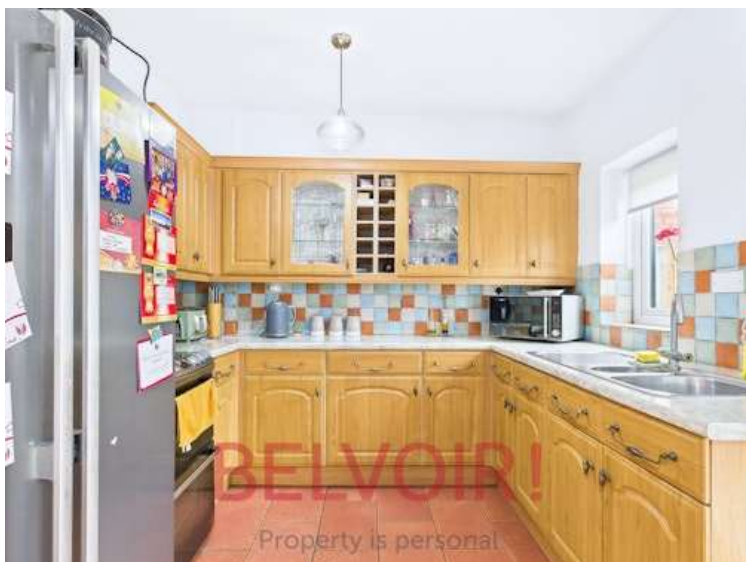
See our 360° virtual tour and call for a face-to-face viewing.

Tenure: Freehold

EPC Rating: C

Council tax: Band A (Stoke on Trent City Council)

Photographs



Front garden

With great kerbside appeal, this home is inviting you in via its large front driveway fit for several vehicles.

Entrance

Step into this entrance area with space to hang your coats and store your shoes.

Lounge 3.84 x 4.25m (12'6" x 13'11")

Relax with the whole family in this serene space; spacious for sofas, side tables and media unit. Finished with crisp white walls, fitted blind to the bay window, laminate flooring as well as a wall hung modern fireplace.

Kitchen diner 5.26 x 2.90m (17'3" x 9'6")

Enjoy making meals for the whole family in this kitchen diner! To one end is the kitchen with beech effect cabinets, one and a half bowl stainless steel sink and swan neck tap, and space for a freestanding cooker and fridge freezer.

To the other end is the dining space which will fit a large table with 6 to 8 dining chairs.

Understairs storage 0.93 x 1.61m (3'0" x 5'3")

The space is cleverly utilise as a utility room with a washing machine and storage space.

Conservatory / Sunroom 3.62 x 2.72m (11'10" x 8'11")

A fantastic addition to this property is the UPVC conservatory to the rear. With fitted shades to the sunniest part of the conservatory, this space is for all year round use. Versatile as either a children's play area, the grown ups relaxation area or a home office. Double French doors lead you out to the garden and sliding bifold doors open up the space into the kitchen.

Stairs and landing 2.28 x 1.83m (7'5" x 6'0")

Carpeted stairs take you upstairs to 3 bedrooms and a bathroom.

Master bedroom 3.24 x 3.30m (10'7" x 10'10")

Turn this into your own sanctuary, a master bedroom fit for a double bed as well as other bedroom furniture like dressing table, side tables and wardrobe. With a beige carpet and neutral wallpaper, this room is ready to move into.

Bedroom 2 2.90 x 3.92m (9'6" x 12'10")

Currently used as a child's bedroom, this double bedroom overlooks the rear and is ideal for your guest or children. With carpet underfoot and a jolly wallpaper. The space will fit a large double bed as well as shelves and wardrobe.

Storage cupboard

Housing the boiler, this room provides excellent storage.

Bedroom 3 2.32 x 2.89m (7'7" x 9'5")

Large enough to house a double bed, this is the third bedroom of the property. Ideal as a children or guest bedroom. Will fit a double bed wardrobes and bedside tables with views of the garden.

Family bathroom 1.94 x 2.07m (6'4" x 6'9")

This family bathroom has a luxurious look with its floor to ceiling tiling. The 3 piece suite consists of a white panel bathtub with bath taps and shower over bath, glass screen to prevent spills, a sink unit with two storage drawers and a waterfall tap, as well as toilet with a dual flush system. The alcove has been cleverly designed with storage cupboards and surface.

Rear garden

Wow, what a fantastically big garden for this family home. Stepping out of the conservatory onto a newly laid patio area, ideal for outdoor dining. The middle section of the garden is laid to lawn, great as a children's play area. To the far end is a decked area currently used as a barbecue space. A lovely private and safe garden for children and pets.

According to Ofcom's availability: Mobile coverage by Three, Vodafone, EE, O2, Broadband availability - Highest available download speed Ultrafast 1000 Mbps. Highest available upload speed Ultrafast 800 Mbps with Openreach, Virgin Media, VX Fiber.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

More photographs



Floorplan



Map

