



15 Croxden Road

Abbey Hulton, Stoke-On-Trent, ST2 8HD

In the musical sounds of the great George Michael 'I knew you were waiting, I knew you were waiting for me!! With an endless desire I kept on searching, sure in time our eyes would meet.... I knew you were waiting for me!' You got to always have faith because here is what you have been waiting for, this well presented three bedroom end terraced property on Croxden Road! Maintained to a high standard by its current owners, the accommodation on offer comprises, lounge, modern fitted kitchen with integrated electric oven and hob, and utility room with downstairs toilet. To the first floor there are two double bedrooms and a third single bedroom with a contemporary family bathroom. Externally the property benefits from an external storage garage and bar at the rear, with a raised decked seating area and space laid to lawn to get the best of both worlds! The front of the property has off road parking suitable for two vehicles. So we were drawn together through destiny, I know this love was meant to be, I knew you were waiting, I knew you were waiting for me!!!! Call to book your viewing today.

£145,000

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- WELL PRESENTED END TERRACED PROPERTY
- THREE BEDROOMS
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES
- DRIVEWAY AND DETACHED STORAGE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH BAR
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GOOD SIZED LOUNGE

GROUND FLOOR

Entrance Hall

4'2" x 4'0" (1.29 x 1.23)

Door to front aspect. Radiator.

Lounge

13'7" x 12'10" (4.16 x 3.93)

Double glazed window to the front aspect. Electric fireplace. TV point. Radiator. Under-stairs storage cupboard.

Kitchen

12'10" x 9'3" (3.92 x 2.83)

Double glazed window to the rear aspect and patio double doors. Fitted with a range of wall and base units with co-ordinating work surfaces. Partly tiled with integrated electric hob and integrated electric oven. Ceramic sink/drainers, space for dishwasher and fridge/freezer. Cookerhood. Ceiling spotlights.

Utility Space with WC

8'11" x 2'5" (2.74 x 0.76)

Double glazed window to the

rear aspect. Bifold door dividing WC and utility space. Utility houses washing machine and dryer. Radiator.

FIRST FLOOR

Landing

Double glazed window to the side aspect. Loft access.

Bedroom One

12'8" x 9'1" (3.87 x 2.77)

Double glazed window to the rear aspect. Radiator. TV point.

Bedroom Two

10'11" x 8'6" (3.35 x 2.6)

Double glazed window to the front aspect. Radiator. TV point.

Bedroom Three

7'5" x 7'3" (2.28 x 2.22)

Double glazed window to the front aspect. Radiator. TV point.

Bathroom

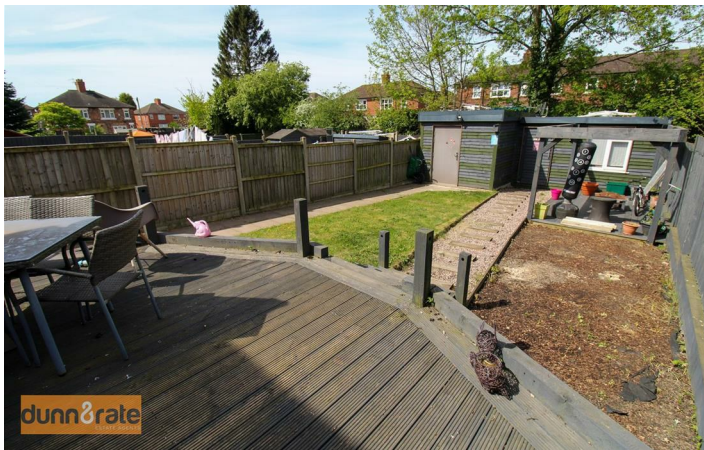
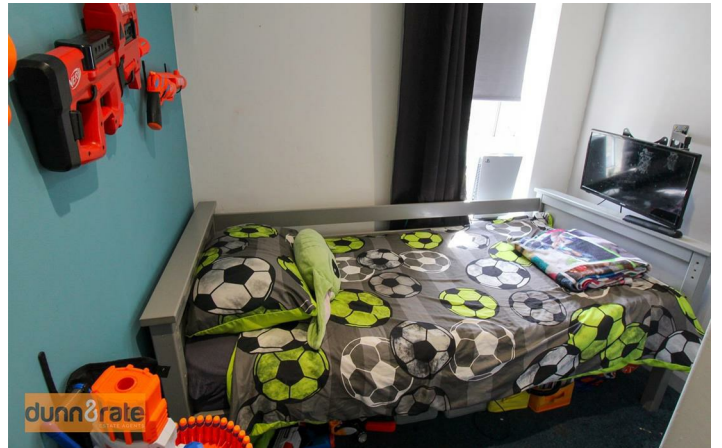
9'3" x 6'10" (2.84 x 2.1)

Double glazed window to the rear aspect. Bath/mixer with

shower. Partly tiled. Wash hand basin with vanity, low level WC, radiator, extractor fan. Cupboard housing combi boiler.

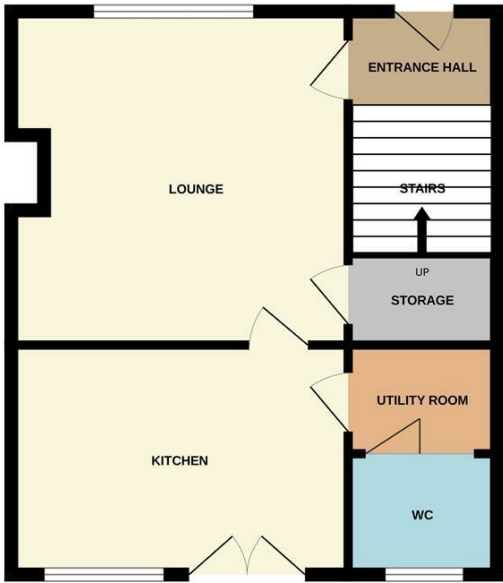
EXTERIOR

The front of the property benefits from a large tarmac driveway suitable for two vehicles. There is an gate that leads to the side and rear of the property. The rear of the property has a fully enclosed garden with storage garage and bar which has internet, power and lighting inside. The rear garden is laid to lawn with a slabbed path and a raised decking area.

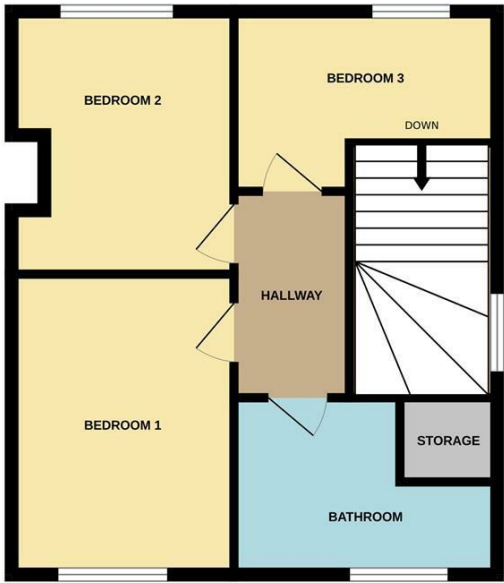


Floor Plan

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	