

Greasley Road Abbey Hulton Stoke-On-Trent ST2 8JE



£130,000

Greasley Road, Abbey Hulton, Stoke-On-Trent, ST2 8JE

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
With **THREE GOOD SIZED BEDROOMS**
it could be a great family home -
Plus a lounge and dining room for you to make your own -
There's a **GARAGE** & plenty of parking, gardens front and rear -
As well as schools and amenities all very near -
If this sounds like it could be the home for you -
Call the team at Debra Timmis who will arrange a viewing for you!

Mature semi detached house needing some general updating, ideally located for the local amenities. The spacious accommodation briefly comprises entrance hall, lounge to the front elevation and separate Dining room to the rear, kitchen. On the first floor there are three good size bedrooms and shower room. UPVC double glazed window and doors. Gas central heating (this is only available on the first floor as it has been capped to the ground floor). Ample off road parking, detached garage and good sized gardens to the front and rear. No upward chain.

ENTRANCE HALL

Woodgrain UPVC side entrance door. Radiator. Store cupboard off.

LOUNGE

16'5" x 10'6" (5.02 x 3.22)

Adams style fire surround having a marble effect back and hearth housing gas fire. Coving to ceiling. Double radiator. UPVC double glazed bowed window to front elevation. Television point.

DINING ROOM

10'6" x 13'10" (3.22 x 4.22)

Adams style fire surround having a marble back and hearth and housing an electric fire. Double radiator. UPVC double glazed sliding patio doors to rear garden. Canopy covering rear patio area.



KITCHEN

5'11" x 12'2" (1.81 x 3.72)

Stainless steel single drainer sink unit having mixer

taps, cupboard below. Work surfaces having drawers and cupboards below. Space for fridge, cooker and washing machine. Tiled splash backs. Matching wall mounted units. Extractor hood. Radiator. Woodgrain UPVC double glazed side entrance door. UPVC double glazed window to rear and side elevations.



LANDING

UPVC double glazed window. Wall light point. Cupboard housing Vaillant Combi boiler, (only servicing the first floor radiators, the gas has been capped off to the ground floor radiators).

BEDROOM ONE

10'6" x 12'1" (3.22 x 3.69)

UPVC double glazed window to rear elevation. Range of fitted wardrobes. Radiator. Coving to ceiling.



BEDROOM TWO

10'9" x 11'7" (3.28 x 3.54)

UPVC double glazed window to the front elevation.
Radiator.

BEDROOM THREE

5'8" x 8'10" (1.74 x 2.71)

UPVC double glazed window to the front elevation.
Radiator.

SHOWER ROOM

5'9" x 6'10" (1.77 x 2.09)

Selectronic electric shower, pedestal wash hand basin and low level W.C. Double radiator. UPVC double glazed window.



Front garden.

Mainly laid to lawn. Flagged drive providing ample off road parking and leading to a DETACHED GARAGE.

Rear garden.

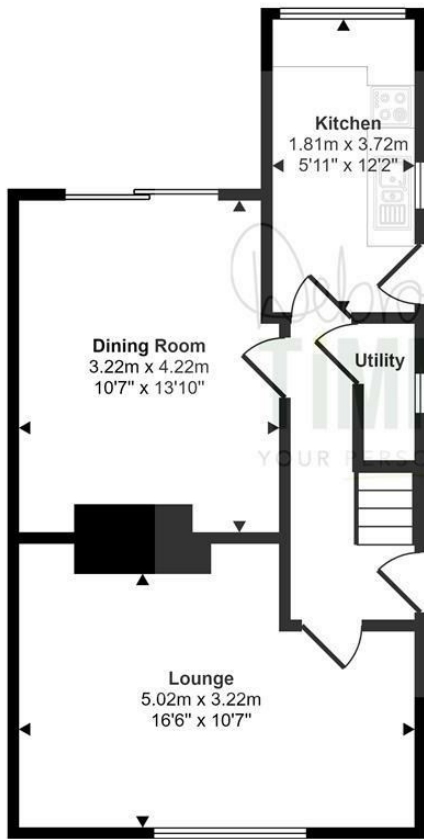
Patio area with Canopy over. Laid to lawn with shrub borders. Store room (to the rear of the garage) Garden shed. Outside light.



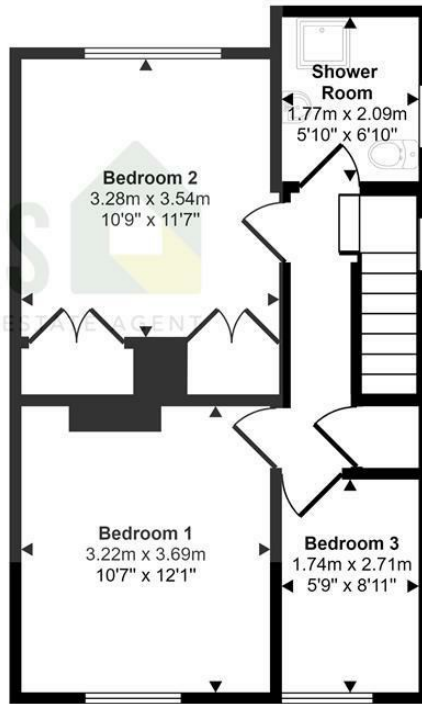
EXTERNALLY



Approx Gross Internal Area
86 sq m / 925 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft



First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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