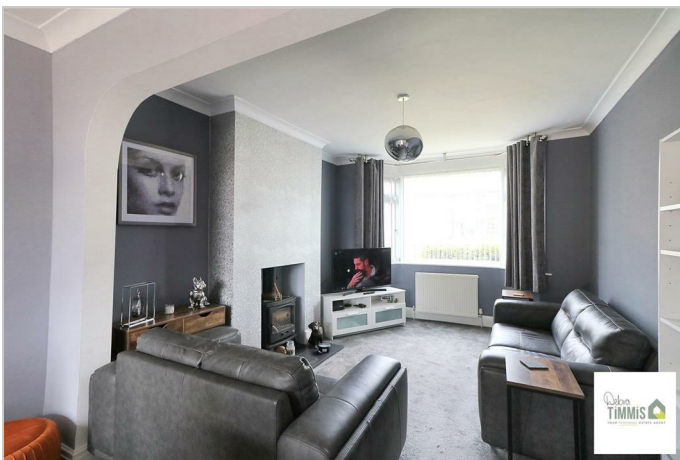


Greasley Road Abbey Hulton Stoke-On-Trent ST2 8LF



Offers In The Region Of £175,000

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

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
A deceptively spacious house, an ideal investment for you -
With three bedrooms, lounge/diner and kitchen too -
There's beautifully gardens and driveway providing parking at the front -
All in a popular location, perfect if you're on a property hunt -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

This beautifully presented semi-detached house on Greasley Road offers a perfect blend of comfort and style. As you step through the entrance hall, you are welcomed into a spacious open-plan lounge and dining room, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, providing a functional space for culinary pursuits. This charming home boasts three well-proportioned bedrooms, each offering a peaceful retreat. The contemporary shower room adds a modern touch, ensuring convenience for the whole family.

Outside, the property features both front and rear gardens, providing delightful outdoor spaces for gardening or enjoying the fresh air. A driveway adds to the practicality of this home, offering off-road parking for your convenience. Given its appealing presentation and popular location, early internal inspection is highly recommended to fully appreciate all that this property has to offer. Whether you are a first-time buyer or looking for a family home, this semi-detached house is sure to meet your needs.

Entrance Hall

Composite door and double glazed windows to the front aspect. Laminate flooring. Radiator. Stairs off to the first floor.

Open-Plan Lounge/Diner

25'9" into bay x 11'0" (7.87 into bay x 3.37)

Double glazed bay window to the front aspect. Fireplace housing log burner. Double glazed window patio door with access into the rear garden. Two radiators.



Kitchen

14'9" x 5'11" (4.50 x 1.81)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Four ring gas hob, built-in oven and extractor hood. One and a half single drainer sink unit, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Space for appliances. Inset ceiling spot lights. Double glazed windows. Upvc door to the side access.

Side Porch/Lean to

Double glazed windows and double glazed door with access into the rear garden.

First Floor

Landing

Double glazed window to the side aspect.

Bedroom One

13'6" into bay x 11'1" into alcove (4.12 into bay x 3.38 into alcove)

Double glazed bay window to the front aspect. Radiator.



Bedroom Two

12'9" x 9'1" to robe (3.91 x 2.79 to robe)

Double glazed window. Built-in wardrobes with mirrored doors. Cupboard housing gas central heating boiler. Radiator.

Bedroom Three

8'5" x 5'11" (2.59 x 1.81)

Double glazed window. Radiator.

Shower Room

6'2" x 5'9" (1.89 x 1.77)

Modern suite comprising, walk-in shower cubicle housing mains shower with waterfall shower head, combination vanity wash hand basin and WC. Feature panel radiator. Inset ceiling spot lights. Double glazed window.



Externally

To the front aspect there is a lawn garden. Driveway providing off road parking. Gated access to the enclosed rear garden. To the rear aspect there is a lawn garden and patio seating areas.



Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

First Floor
Approx 44 sq m / 468 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		81
(69-80) C	68	
(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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