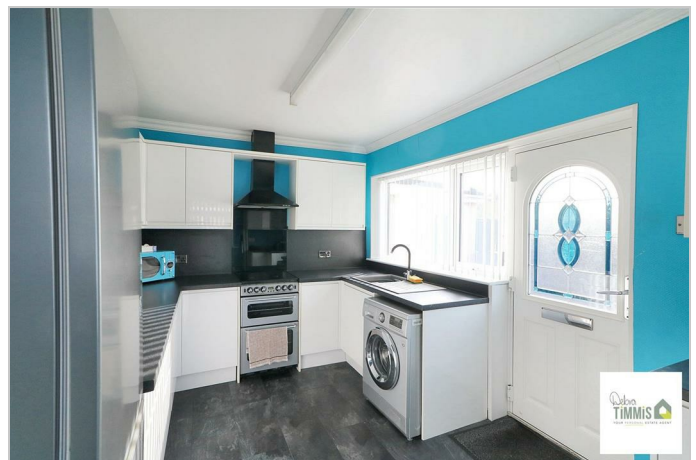


**Fishpond Way   Abbey Hulton   Stoke-On-Trent   ST2 8DE**



**Offers In The Region Of £225,000**

## Fishpond Way, Abbey Hulton, Stoke-On-Trent, ST2 8DE

If you're looking for a BUNGALOW this is a rare opportunity not to be missed  
So make sure you call us to be added to our mailing list  
This lovely THREE BEDROOM property has NO UPWARD CHAIN  
There's certainly lots to love and even more to gain  
With a spacious lounge/diner and stylish kitchen  
Once you see it you'll be eager to move in  
Located in a popular area with plenty off parking and good sized garden at the rear  
If this property becomes yours you'll be smiling for the rest of the year!

Nestled in the sought-after cul-de-sac of Fishpond Way, Stoke-On-Trent, this extended semi-detached bungalow offers a delightful blend of space and comfort. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The fitted kitchen is well-equipped, making it a joy for any culinary enthusiast, while the lounge/diner provides a generous area for relaxation and entertaining.

This charming bungalow boasts three good-sized bedrooms, perfect for families or those seeking extra space for guests or a home office. The property features both a wet room and a separate shower room, ensuring convenience for all residents. With double glazing and central heating throughout, you can enjoy a warm and inviting atmosphere all year round.

Outside, the block-paved driveway offers ample parking, while the good-sized rear garden presents an ideal space for outdoor activities or simply unwinding in the fresh air. The property is offered with no upward chain, making it an attractive option for those looking to move in without delay.

Viewing is highly recommended to fully appreciate the deceptive spaciousness and potential this lovely bungalow has to offer. Don't miss the opportunity to make this wonderful property your new home.

### Entrance Hallway

Composite door and double glazed window to the front aspect. Feature radiator.

### Lounge/Diner

20'0" max x 11'3" (6.11 max x 3.45)

Double glazed bow window. Radiator.

### Kitchen

13'1" x 8'9" (3.99 x 2.67)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards

below. Sink with single drainer, mixer tap. Space for appliances. Two double glazed windows and composite door to the side aspect.

### Bedroom One

13'10" x 9'9" (4.22 x 2.98)

Double glazed French doors. Two feature radiators.

### Bedroom Two

11'5" x 10'11" (3.48 x 3.33)

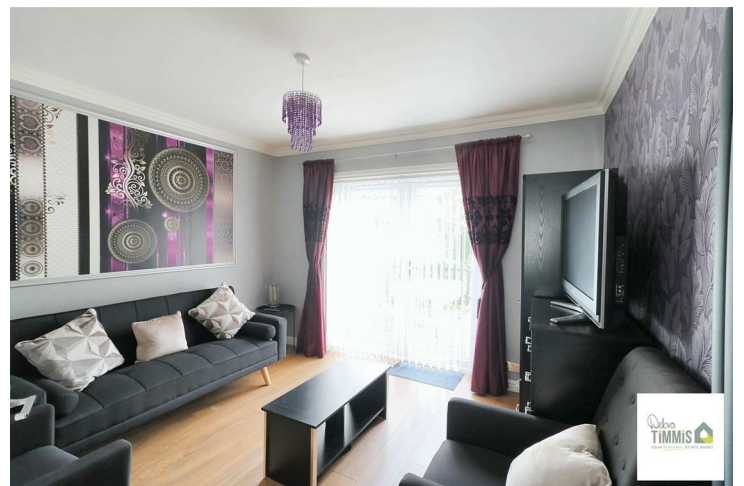
Double glazed French doors. Feature radiator.



### Bedroom Three

10'8" x 9'10" plus recess (3.27 x 3.01 plus recess)

Double glazed French doors, Feature radiator.



### Shower Room

8'9" x 6'9" (2.69 x 2.06)

Walk-in shower with mains shower, pedestal wash hand basin and low level WC. Radiator. Double glazed window.



flower beds. Block paved driveway providing ample off road parking. Gated side access to the good sized enclosed rear garden. To the rear there is a block paved patio seating with well stocked planters. Additional decked patio/seating area. Gated access to an additional lawn garden.

### Wet Room

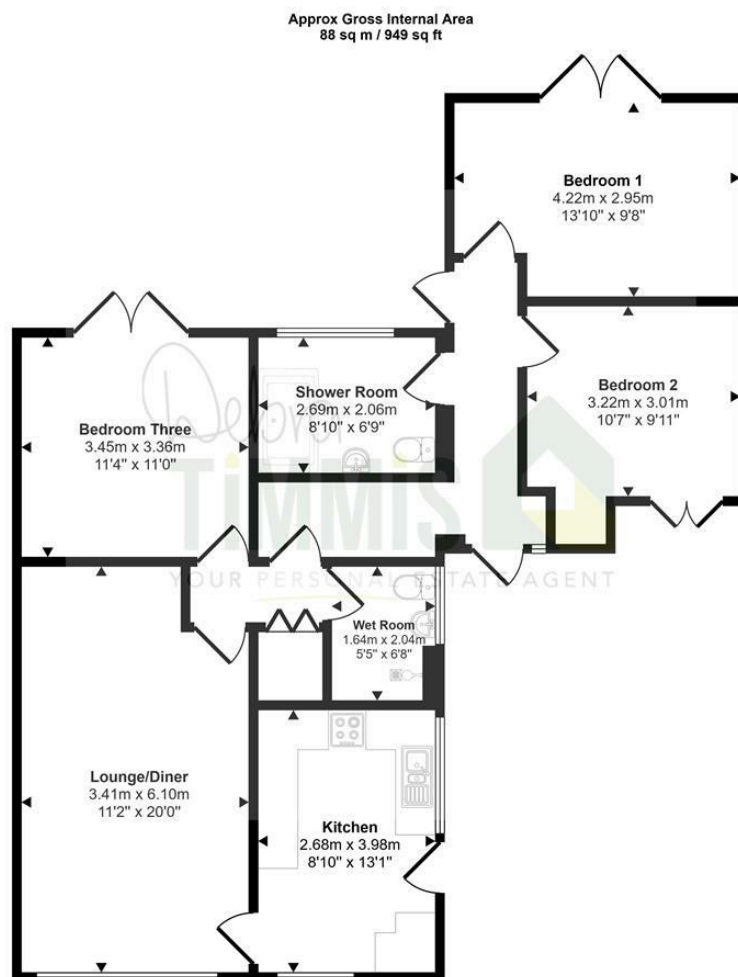
6'7" x 5'5" (2.02 x 1.66)

With mains shower, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window.

### Externally

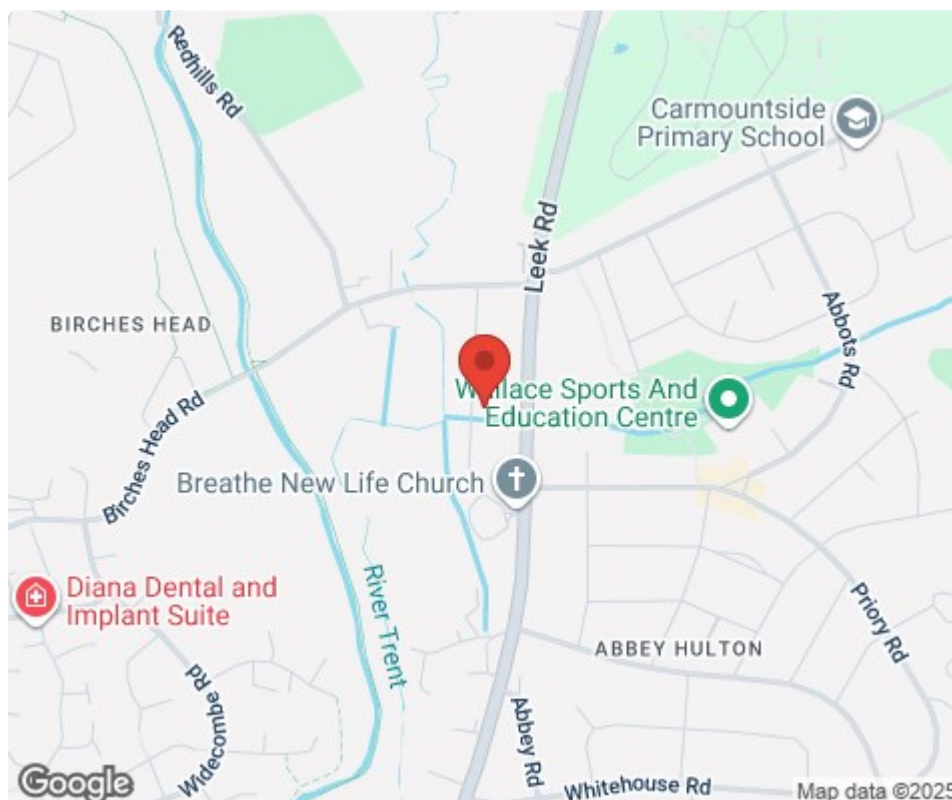
Low maintenance feature garden with decorative





Floorplan

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 71      | 83                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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