



Abbots Road, Abbey Hulton, Stoke-On-Trent, ST2 8DX

Asking Price £110,000

Austerberry[™]
The Best Move You'll Make 

THREE BEDROOMS, CORNER PLOT AND OFF ROAD PARKING!

Very much a family sized house but a property that will definitely interest investors and first time buyers!

2 Abbots Road stands on the corner of Abbots Road and Leek Road and is in a really prominent and convenient location. There are neighbourhood shops nearby and the City Centre is only a short distance away.

The house itself has central heating from a Vaillant combi boiler, UPVC double glazing throughout and has the benefit of plenty of off road parking space in the driveway. The kitchen is well fitted with a range of modern units, there is an integrated dishwasher and the bathroom has a white suite.

See our virtual viewing online and for more information call us on 01782 594595 or e-mail enquiries@austerberry.co.uk

- * Three Bedrooms * Off Road Parking * Corner Plot * Combi Boiler For Central Heating
- * UPVC Double Glazing Throughout * Fitted Kitchen + Integrated Dishwasher * G/f Wc
- * Prominent And Convenient Location

LOCATION

Leave Longton by Anchor Road, take the left turn into Dividy Road and at the bottom of Dividy Road turn right into Leek Road and follow the road for some distance until you reach Abbey Hulton. You will see Abbots Road on the right hand side and our For Sale board clearly identifies this property.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE

13' 6" x 12' 10" (4.11m x 3.91m)

Wood flooring. Double radiator. UPVC double glazed window with fitted vertical blinds. Walk in under stairs storage cupboard. Pale timber fireplace surround + living flame electric fire.

FITTED KITCHEN

12' 9" x 9' 2" (3.88m x 2.79m)

Range of wall cupboards and base units with an off white finish together with integrated dishwasher. Part tiled walls. Double radiator. UPVC double glazed window. Vaillant gas combi boiler for central heating and hot water. Tile effect vinyl flooring.

REAR HALL

Tile effect vinyl flooring. External door.

WC

White low level wc. Radiator. UPVC double glazed window. Tile effect vinyl flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Smart chrome handrail to the staircase. Access via a loft ladder to the loft.

BEDROOM ONE

12' 8" x 9' 1" (3.86m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

BEDROOM TWO

10' 5" x 9' 1" (3.17m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

BEDROOM THREE

9' 4" x 6' 11" (2.84m x 2.11m)

Fitted carpet. Double radiator. UPVC double glazed window.

BATHROOM/WC

7' 1" x 6' 10" (2.16m x 2.08m)

Panelled bath with shower fitting, modern wash basin and low level wc. Radiator. UPVC double glazed window. Part tiled walls.

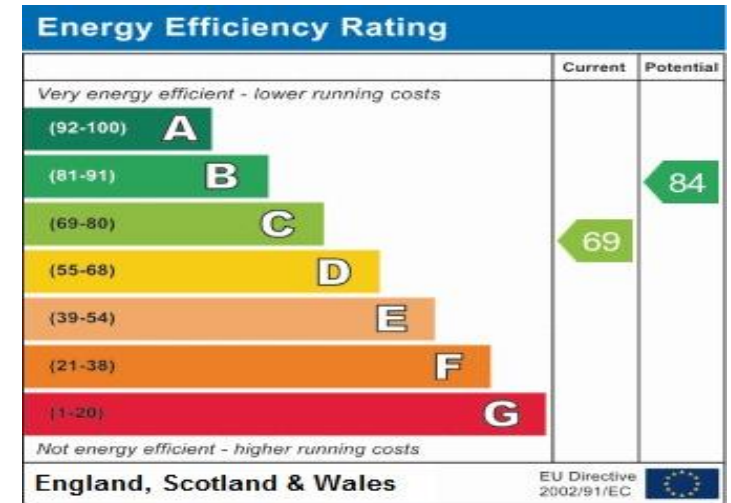
OUTSIDE

Tall double gates lead into the driveway and the house occupies a corner plot with lawned front gardens and an enclosed rear garden with decking and pond.



PLEASE NOTE

- These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale. Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite for recommending you to them.



4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU

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