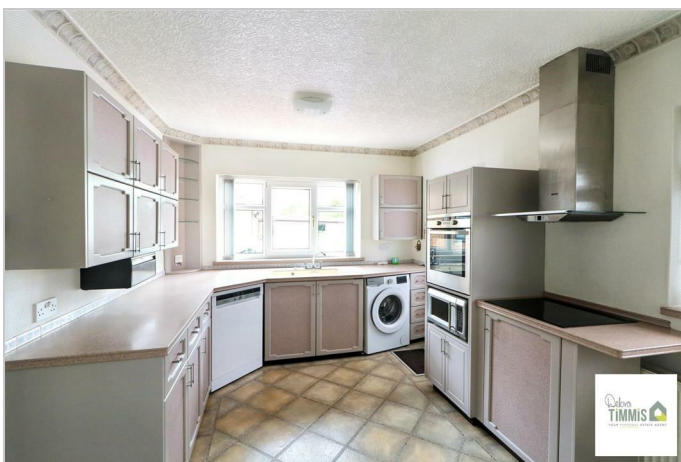


Fishpond Way Abbey Hulton Stoke-On-Trent ST2 8DE



**Offers In The Region Of £295,000**

## 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, conservatory 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 charming cul-de-sac of Fishpond Way, this delightful detached dormer bungalow presents an exciting opportunity for those seeking a spacious and comfortable home. The property boasts a well-designed layout, featuring a welcoming lounge that invites relaxation and social gatherings. The fitted kitchen is practical and functional, perfect for culinary enthusiasts.

On the ground floor, you will find two generously sized bedrooms, providing ample space for family or guests, alongside a modern shower room for convenience. The good-sized conservatory adds a touch of elegance, offering a bright and airy space to enjoy the beautiful gardens that surround the property.

Venturing to the first floor, you will discover a bedroom that leads to dressing area/useful storage. The bungalow is equipped with double glazing and central heating, ensuring comfort throughout the seasons.

Outside, the property is complemented by beautiful gardens that enhance its appeal, while ample off-road parking and a single garage provide practicality and ease for everyday living. Located in a popular area, this bungalow is not only a lovely home but also a fantastic investment in a popular location. A viewing is highly recommended to fully appreciate all that this property has to offer.

### Conservatory

22'5" x 7'1" (6.85 x 2.17)

Double glazed windows and two double glazed doors.

### Kitchen

14'2" x 9'10" (4.34 x 3.02)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Plumbing for automatic washing machine. Electric hob with extractor hood. Built-in oven. Two double glazed windows. Upvc door.

### Inner Hallway

Feature window to the side aspect. Stairs off to the first floor. Useful store cupboard. Airing cupboard.

### Lounge

18'1" x 12'8" (5.52 x 3.87)

Two double glazed windows. Feature fireplace housing gas fire. Radiator.

### Shower Room

6'11" x 6'3" (2.11 x 1.91)

Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Radiator. Double glazed window to the side aspect. Tiled walls. Inset ceiling lights.



### Bedroom

Two double glazed windows. Radiator.



### Bedroom

Double glazed window. Radiator.

### First Floor

### Bedroom

Double glazed window. Built-in wardrobe. Access into the dressing area/storage.

### Dressing Area/Storage

Double glazed window. Radiator. Cupboard housing gas central heating boiler. Useful storage cupboards.



### Garage

17'5" x 11'10" narrowing to 11'1" (5.31 x 3.62 narrowing to 3.39)

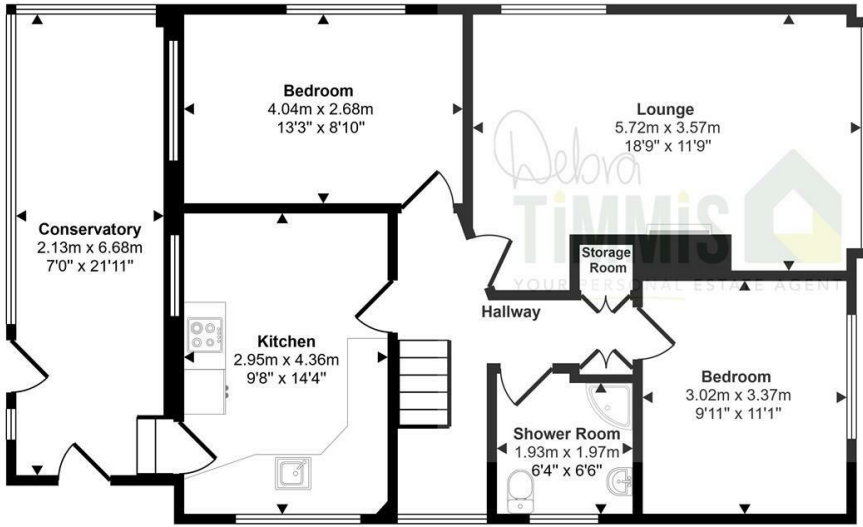
Electric door. Power and light. Double glazed windows.

### Externally

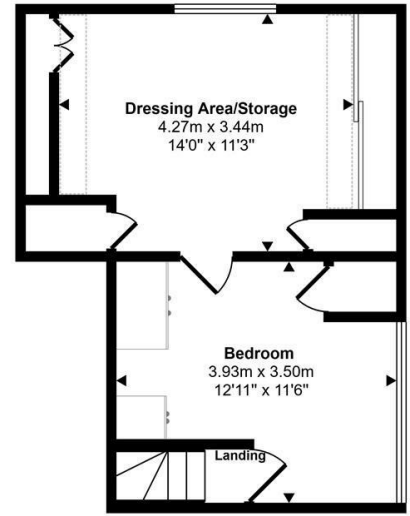
To the front aspect there is a lawn garden with planted borders. Block paved driveway providing off road parking. To the rear aspect there is a block paved patio seating. Summer house/green house. Impressive good sized garden with lawn garden, Well stocked with a variety of maturing shrubs and trees.



Approx Gross Internal Area  
119 sq m / 1285 sq ft



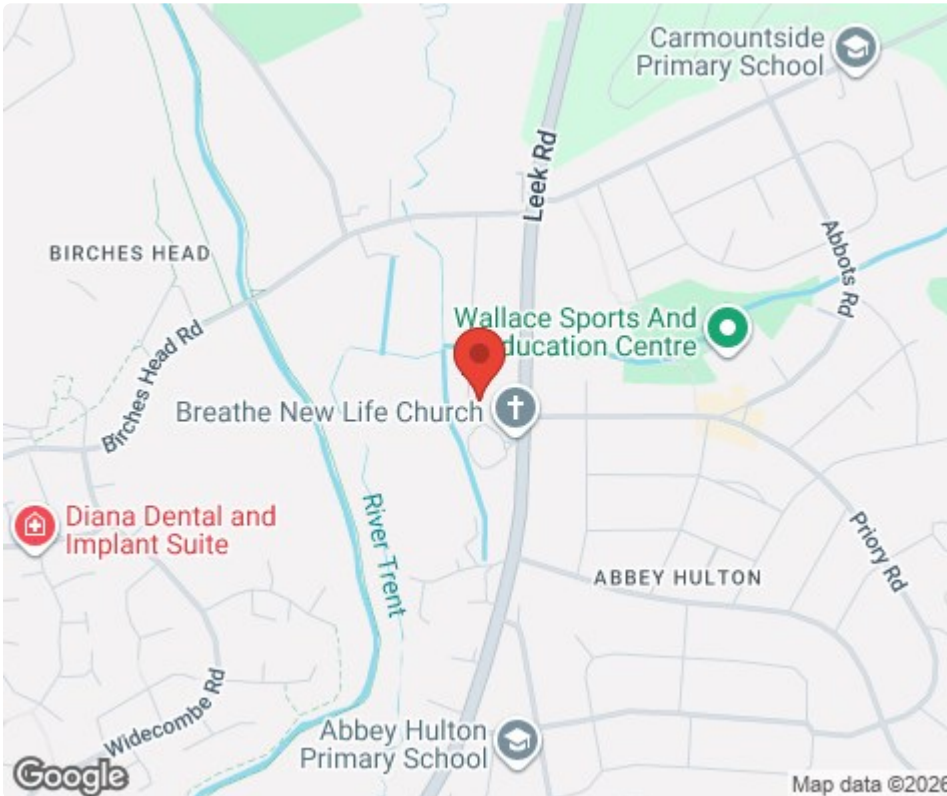
Ground Floor  
Approx 86 sq m / 927 sq ft



First Floor  
Approx 33 sq m / 359 sq ft

Denotes head height below 1.5m

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: C

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>	72	78
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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