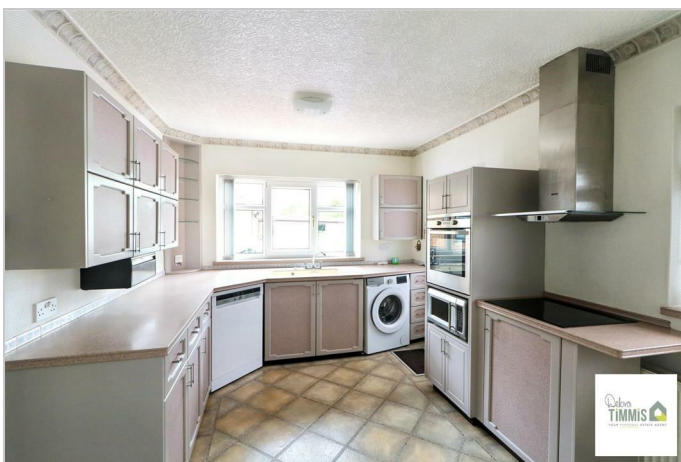


Fishpond Way Abbey Hulton Stoke-On-Trent ST2 8DE



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)

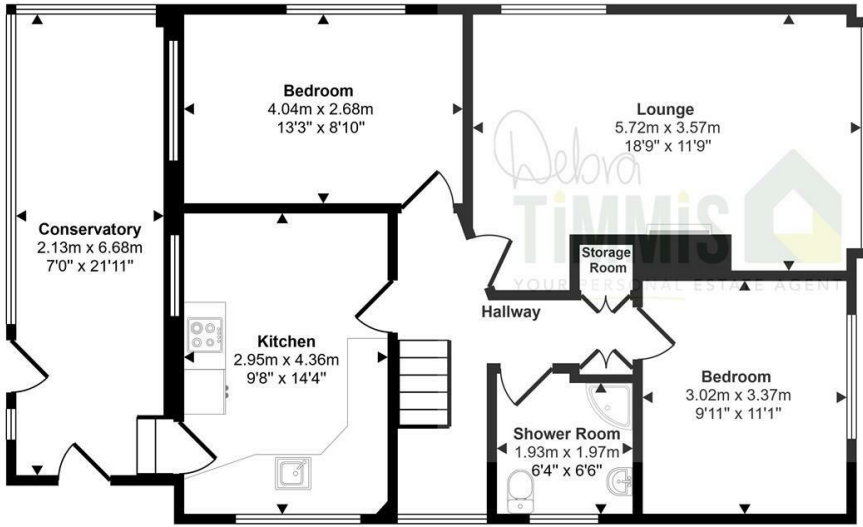
Electric door. Power and light. Double glazed windows.

Externally

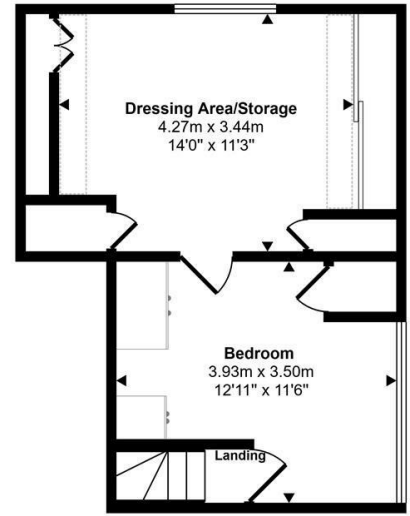
To the front aspect there is a lawn garden with planted borders. Block paved driveway providing off road parking. To the rear aspect there is a block paved patio seating. Summer house/green house. Impressive good sized garden with lawn garden, Well stocked with a variety of maturing shrubs and trees.



Approx Gross Internal Area
119 sq m / 1285 sq ft



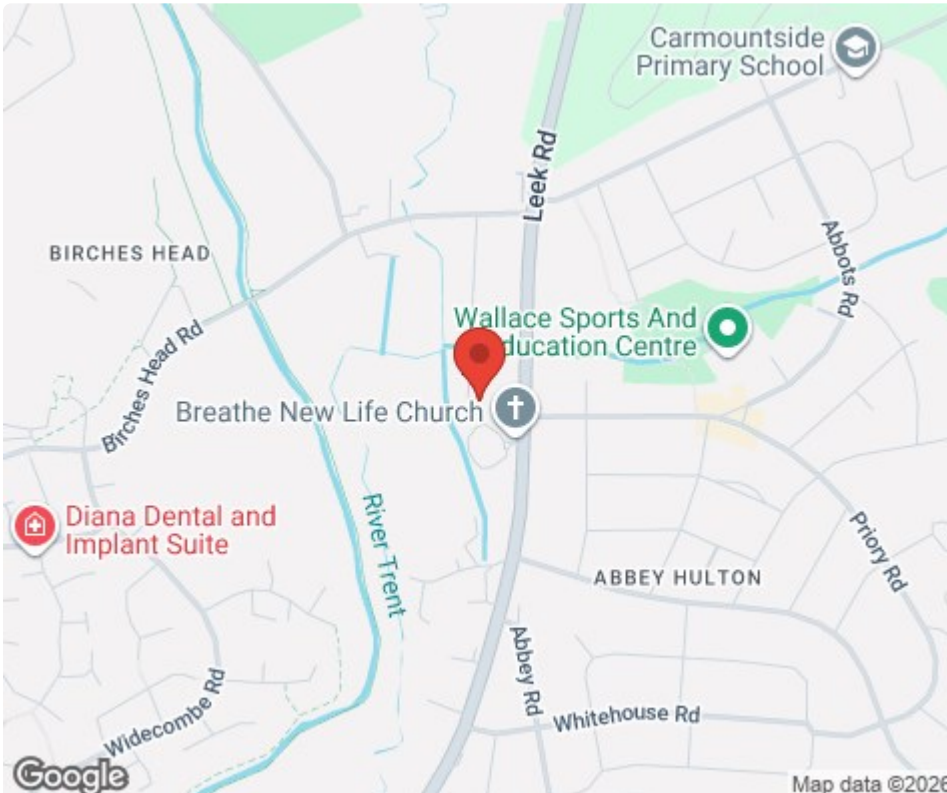
Ground Floor
Approx 86 sq m / 927 sq ft



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) A		
(81-91) B		
(69-80) C	72	78
(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	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.