

FOR SALE



Greyfriars Road, Abbey Hulton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £155,000



Greyfriars Road, Abbey Hulton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £155,000

- Three-bedroom semi-detached house
- Conservatory with direct garden access
- Paved driveway with off-road parking
- Rear garden with patio and lawn
- Downstairs WC and separate utility

OVERVIEW For sale: a three-bedroom semi-detached house in Abbey Hulton, Stoke-on-Trent, offering well-arranged accommodation and practical outside space.

The ground floor provides one reception room and a kitchen, supported by a downstairs WC and a separate utility room, adding useful space for storage and laundry. To the rear, a conservatory extends from the main living area and provides direct access to the garden, creating an additional, flexible space for everyday use.

Externally, the property includes a paved driveway to the front, offering off-road parking. The rear garden is laid out with a slabbed patio area, suitable for outdoor seating or dining, along with a lawned section that adds further usable outdoor space.

Abbey Hulton is a residential area to the east of Stoke-on-Trent city centre, with local shops, primary and secondary schools, and everyday services available within the neighbourhood. Wider shopping, dining and leisure facilities are accessible in Hanley, the city's main commercial centre.

Public transport is available via regular bus services running through Abbey Hulton towards Hanley and Stoke-on-Trent city centre. Stoke-on-Trent railway station, usually around 15–20 minutes away by car depending on traffic, provides rail connections to destinations such as London Euston, Manchester and Birmingham, making the location convenient for those needing regional and national links while remaining in a residential setting.





ENTRANCE HALL 5' 8" x 3' 0" (1.73m x 0.91m)
Entered via a composite front door, stairs to first floor.

LOUNGE/DINER 19' 8" x 10' 3" (5.99m x 3.12m)
Window to the front elevation, feature fire place, French sliding doors giving access to the conservatory, radiator.

KITCHEN 11' 9" x 11' 7" (3.58m x 3.53m) A modern kitchen fitted with a range of wall and base units with worktop over, integrated oven/hob with extractor hood, sink unit with drainer, window to the rear elevation, radiator.

CONSERVATORY 6' 6" x 5' 4" (1.98m x 1.63m) uPVC framing, providing a stylish and practical extension of the living space.

UTILITY ROOM 8' 6" x 8' 0" (2.59m x 2.44m) Wall and base units with worktop over, space for appliances, window to the front elevation, door giving access to rear garden, downstairs WC with a window to the side elevation.

BEDROOM ONE 13' 11" x 11' 11" (4.24m x 3.63m)
Window to the front elevation, radiator.

BEDROOM TWO 10' 10" x 10' 2" (3.3m x 3.1m)
Window to the front elevation, radiator.

BEDROOM THREE 10' 4" x 8' 6" (3.15m x 2.59m)
Window to the rear elevation, radiator.

BATHROOM 8' 5" x 5' 7" (2.57m x 1.7m) Appointed with a four-piece white suite comprising a low-level WC, vanity wash hand basin, bath, and separate shower. Complemented by a heated towel rail and a window to the side elevation.



EXTERNAL The property is approached via a paved driveway.

To the rear, the property enjoys a paved patio area, ideal for outdoor seating and entertaining, with a lawned garden beyond. The garden is enclosed by mature hedging, providing a pleasant degree of privacy and a well-established setting.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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	





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.