



12 Albany Road, Stoke-On-Trent

Stoke-On-Trent

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Offers Over £195,000

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12 Albany Road

Stoke-On-Trent

beautifully proportioned three-bedroom semi-detached family home with two reception rooms, three double bedrooms, a generous kitchen, utility, two bathrooms, low-maintenance garden, rear garage and no onward chain, ideally located close to Royal Stoke University Hospital.

Council Tax band: C

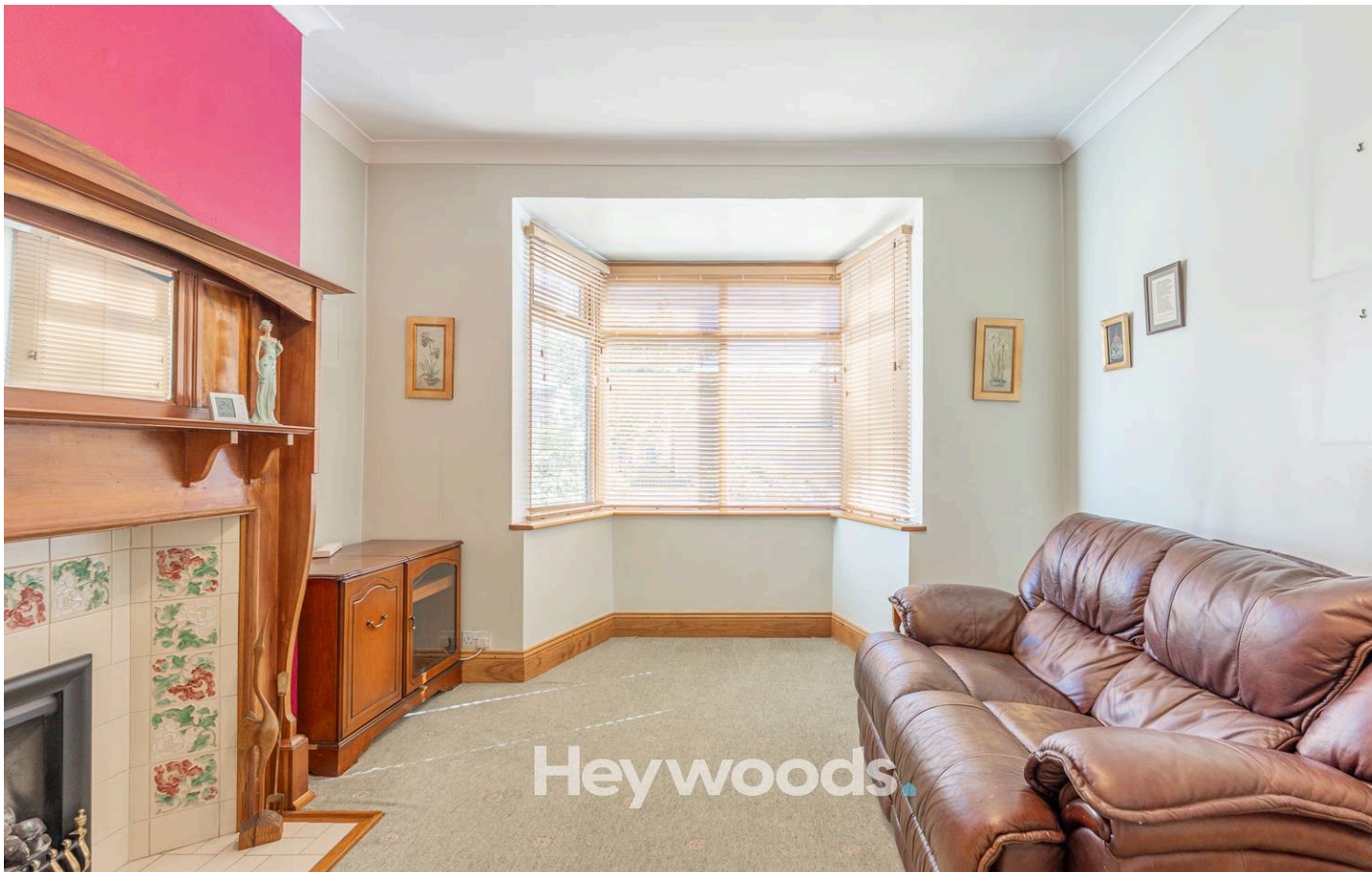
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious three-bedroom semi-detached family home
- Three well-proportioned double bedrooms
- Bay-fronted lounge with original feature fireplace
- Separate dining room with fireplace and patio doors to the garden
- Modern fitted kitchen with classic-style units and integrated appliances
- Generous utility room with additional storage and space for white goods
- Family bathroom plus separate ground-floor shower room
- Low-maintenance rear garden with patio, lawn, garage
- on-street parking and very close to Royal Stoke University Hospital





Hallway

15' 2" x 6' 2" (4.62m x 1.89m)

Lounge

14' 1" x 11' 6" (4.30m x 3.51m)

Dining room

11' 1" x 9' 7" (3.39m x 2.91m)

Kitchen / diner

14' 9" x 9' 9" (4.49m x 2.98m)

Utility Room

10' 9" x 6' 2" (3.27m x 1.87m)

Shower room

9' 0" x 6' 1" (2.74m x 1.86m)

Landing

7' 1" x 4' 8" (2.16m x 1.41m)

Main Bedroom

15' 4" x 10' 0" (4.68m x 3.05m)

Bedroom 2

11' 9" x 11' 7" (3.57m x 3.54m)

Bedroom 3

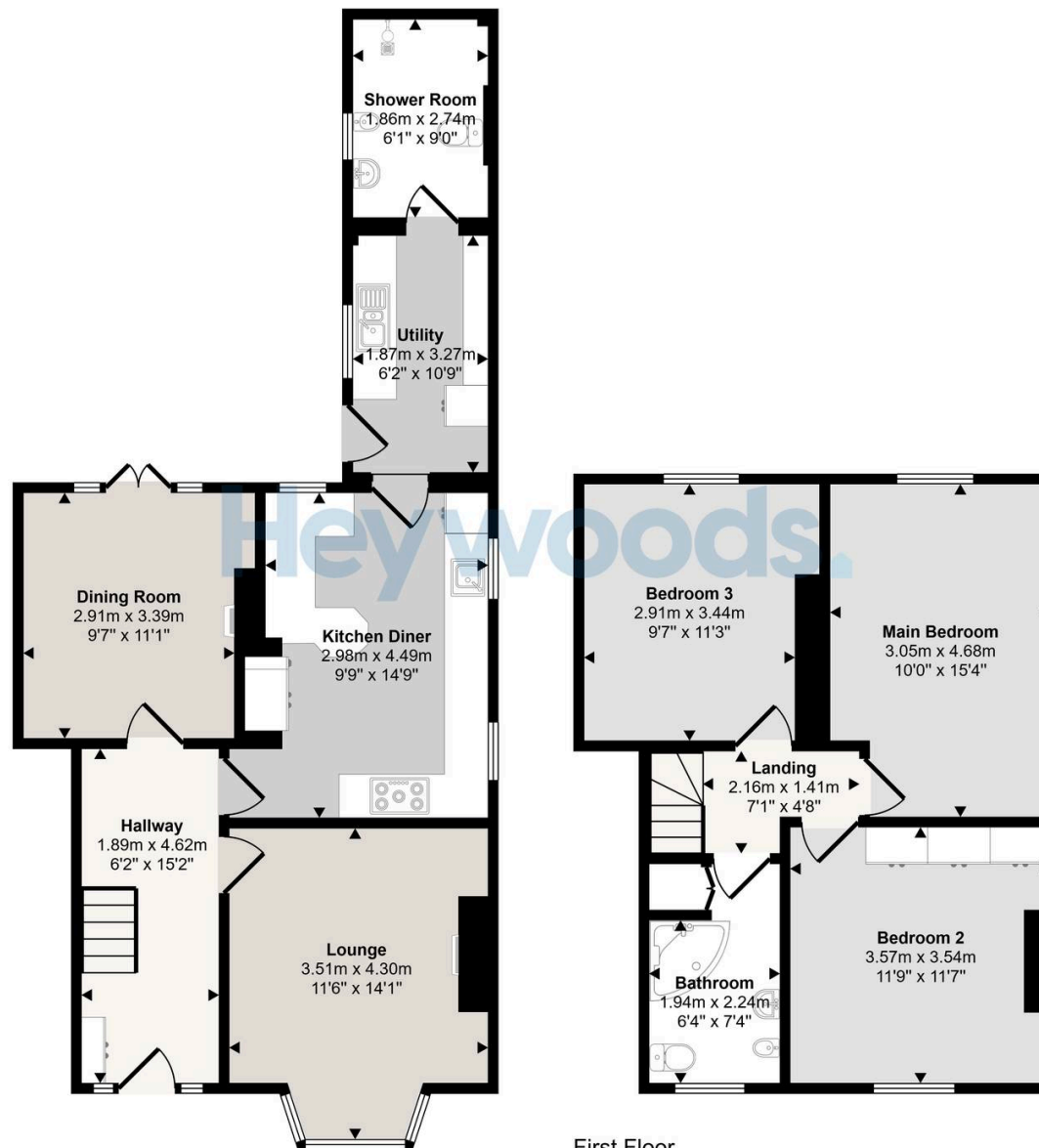
11' 3" x 9' 7" (3.44m x 2.91m)

Bathroom

7' 4" x 6' 4" (2.24m x 1.94m)



Approx Gross Internal Area
111 sq m / 1197 sq ft



Ground Floor
Approx 62 sq m / 664 sq ft

First Floor
Approx 50 sq m / 533 sq ft

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.





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Heywoods, The Estate Offices Blackfriars Road - ST5 2EB

01782 617343 • sales@heywoodsproperty.co.uk • heywoodsproperty.co.uk/