



Birchfield Road,  
Abbey Hulton



**OneAgency**

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# Offers in Region of £130,000

A well presented two bedroom semi-detached house in the residential location of Abbey Hulton. The property benefits from gas central heating with combi-boiler and generous sized rear garden. Located close to amenities, commuter links and schools. This property would be ideally suited to first time buyers or buy to let investors. Viewing is highly advised. No Onward Chain!





## Ground Floor

### Hall

UPVC front door, radiator.

### Lounge

4.01m x 3.96m (13' 2" x 13' 0") A double glazed window, storage cupboard, radiator and laminate flooring.

### Kitchen/Diner

3.96m x 2.81m (13' 0" x 9' 3") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, double glazed window, radiator and vinyl flooring.

### Guest W/C

A low level W/C, double glazed window and laminate flooring.

## First Floor

### Bedroom One

5.01m x 3.21m (16' 5" x 10' 6") A double glazed window, radiator and carpet flooring.

### Bedroom Two

3.81m x 2.81m (12' 6" x 9' 3") A double glazed window, radiator and carpet flooring.

### Bathroom

2.81m x 2.11m (9' 3" x 6' 11") A suite with bath, pedestal hand wash basin, low level W/C, combi boiler in cupboard, double glazed window, radiator,

### External

Front - A paved area and lawned garden.

Rear - A paved patio area and lawned garden.

### Agents Notes

Stoke-on-Trent Council Tax Band A

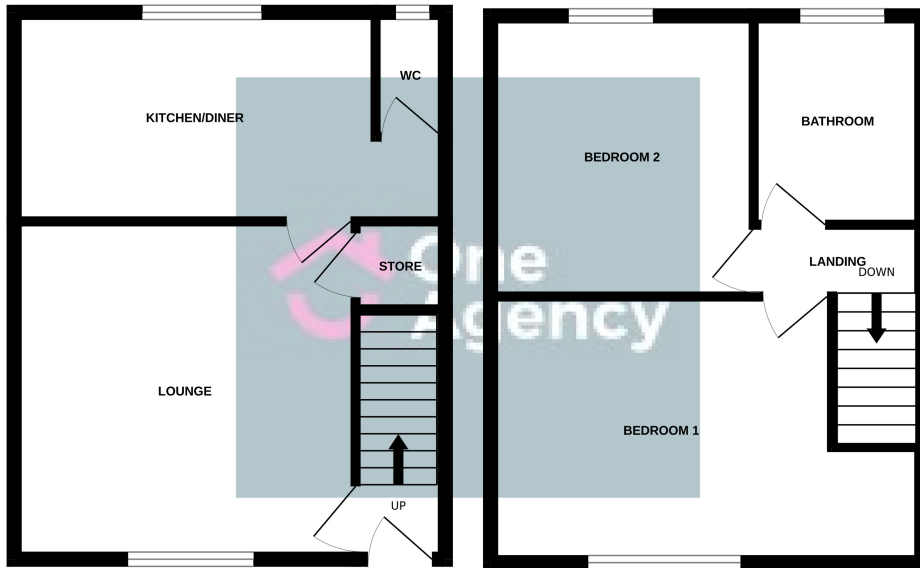
### Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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