



Abbey Road, Abbey
Hulton



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £150,000

A large three bedroom semi-detached house in the popular location of Abbey Hulton. The property sits opposite Abbey Park which consists of fields, play area and lake. Located close to amenities, commuter links and schools. An ideal first time buy or investment opportunity. The property benefits from off road parking, double glazing and potential to go into the loft subject to planning permission. Viewing is highly advised!





Ground Floor

Hallway

4.86m x 0.90m (15' 11" x 2' 11") UPVC side door, under stairs storage cupboard, radiator and laminate flooring.

Lounge/Diner

7.67m x 3.94m (25' 2" x 12' 11") Sliding door to the front, double glazed window, gas fireplace and surround, radiator and part carpet and vinyl flooring.

Kitchen

2.79m x 1.73m (9' 2" x 5' 8") A range of wall and base units with worktops, stainless steel sink basin, integral oven and microwave, electric hob with extractor hood over, integral dishwasher, UPVC door to the rear, double glazed window and laminate flooring.

Utility Room

2.79m x 1.73m (9' 2" x 5' 8") A sink basin, plumbing for a washing machine, space for a dryer and fridge/freezer, double glazed windows, radiator and tiled flooring.

First Floor

Bedroom One

3.94m x 3.65m (12' 11" x 12' 0") A double glazed window, radiator and carpet flooring.

Bedroom Two

3.93m x 2.86m (12' 11" x 9' 5") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.77m x 2.77m (9' 1" x 9' 1") A double glazed window, radiator and carpet flooring.

Bathroom

2.79m x 2.78m (9' 2" x 9' 1") A white suite with bath, walk in shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

External

Front - A driveway providing off road parking for multiple vehicles.

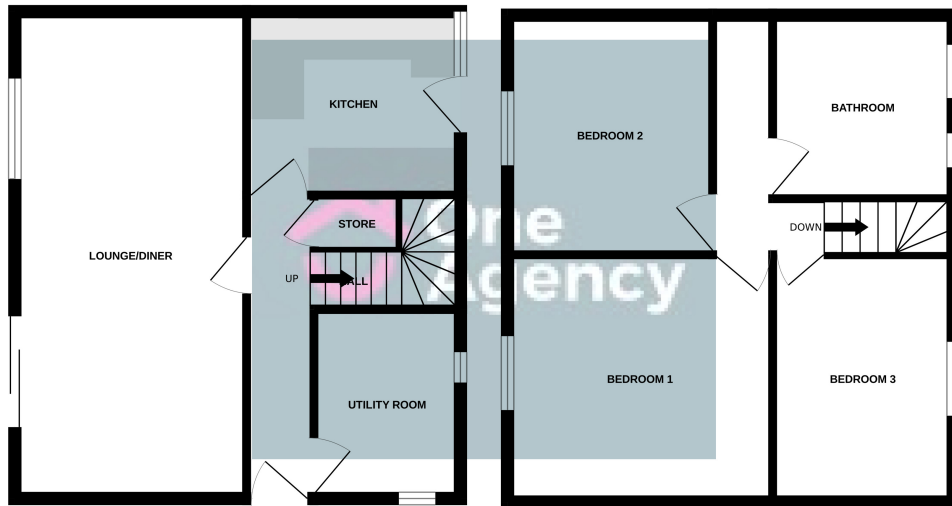
Rear - A paved patio area, lawned section and fenced borders.

AGENTS NOTES

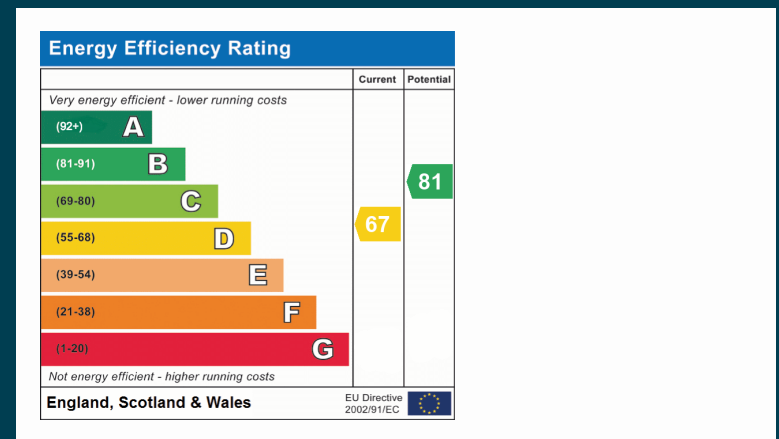
The council tax band is A. The local authority is Stoke-on-Trent.

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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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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