



Holehouse Road,
Abbey Hulton



OneAgency

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Offers in Region of £135,000

A well presented, end town house with off road parking and a superb generously sized established rear garden. The property is offered with no chain involvement and viewing is highly recommended.





GROUND FLOOR

Entrance Hall

Double glazed front entrance door with stairs leading to the first floor, radiator and door to:

Lounge

4.24m x 3.24m (13' 11" x 10' 8") Having a feature fireplace incorporating a gas fire, radiator and double glazed sliding patio doors into the conservatory.

Kitchen

3.18m x 2.60m (10' 5" x 8' 6") Fitted with a range of contemporary base and eye level units with work surfaces, incorporating a sink/drain. There is space for a cooker with cooker hood over and stainless steel splashback. Integrated fridge/freezer, tiled floor, radiator, two double glazed windows to the front and side elevations. A door leads to the pantry which houses the gas central heating boiler.

Conservatory

4.62m x 2.73m (15' 2" x 8' 11") A spacious conservatory with double glazed windows set on a dwarf brick wall and double glazed door to the garden. There is a radiator and tiled floor.

Inner Hall

Tiled floor, door leads to:

Guest WC

Fitted with a low level WC, wash hand basin, radiator and window to side.

FIRST FLOOR

Landing

Double glazed window to the front elevation and doors off to the two bedrooms and shower room.



Bedroom One

4.22m x 3.32m (13' 10" x 10' 11") A spacious double bedroom which has a radiator and double glazed window to the rear elevation. A door leads to a built in cupboard which also has a double glazed window to the front.

Bedroom Two

2.63m x 2.45m (8' 8" x 8' 0") Radiator and double glazed window to the rear elevation.

Shower Room

1.69m x 1.68m (5' 7" x 5' 6") Fitted with aq shoer enclosure with fitted shower, vanity wash hand basin and low level WC. Heated towel rail and double glazed window to the front elevation.

Outside - Front

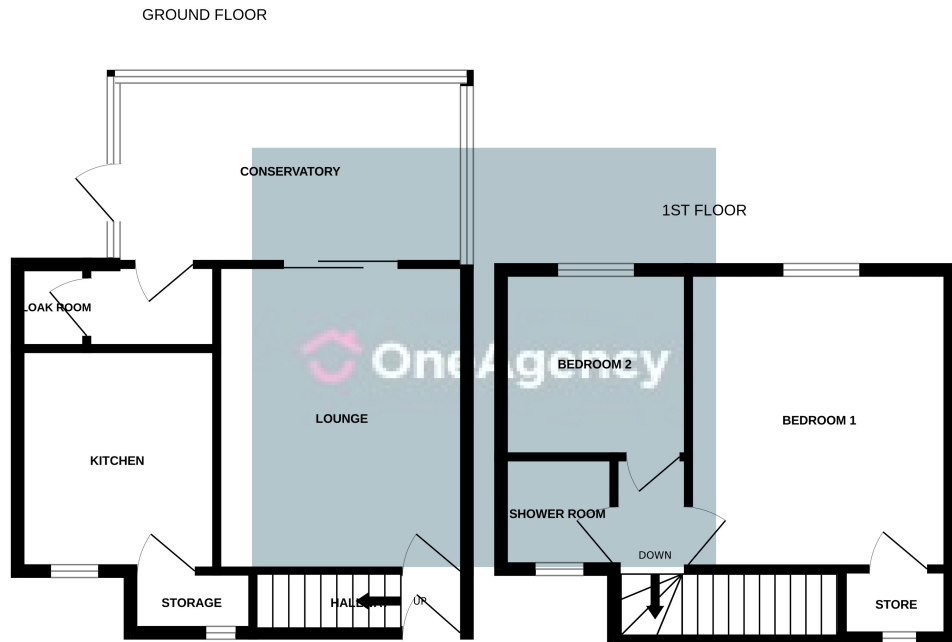
There is a walled front garden which has mature shrubs and both pedestrian gate and double gates enclosing the garden providing off road parking . A further gate which leads to:

Outside - Rear

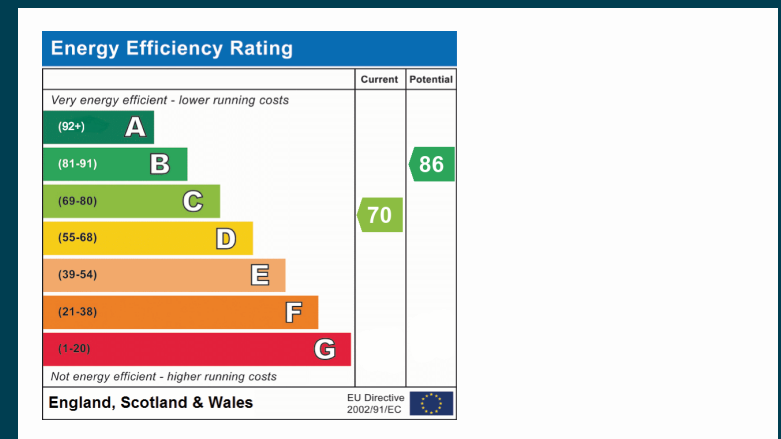
The generous size garden is mainly laid to lawn with mature shrub borders and a paved sun terrace area. There is also a secluded area of the garden screened by a mature tree and shrubs which houses a garden shed.

Agents Notes

Council Tax Band A
Stoke on Trent Local Council



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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