



Greasley Road,  
Abbey Hulton



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# Offers in Region of £170,000

A traditional semi detached house, that has recently undergone an extensive course of refurbishment, located in a popular residential location. The property benefits from off road parking, garage , established rear garden and is offered with no chain involvement. Viewing of this property is highly recommended.





#### Entrance Hallway

Double glazed door and window to the front, decorative tiled floor, stairs to first floor, radiator, under stairs storage area with window into garage.

#### Open Plan Living Room / Dining Room

7.70m max x 3.36m max (25' 3" x 11' 0") Double glazed windows to the front and rear, newly fitted illuminated fireplace with inset coal effect living flame gas fire.

#### Kitchen

3.93m x 1.83m (12' 11" x 6' 0") Newly fitted kitchen comprising of a range of wall, base and drawer storage units, built-in double oven and hob with stainless steel chimney cooker hood, stainless steel sink and drainer unit with mixer tap. Radiator, double glazed windows to the side.

#### Rear Lobby

Door to rear garden.

#### Cloaks

WC with tiled walls and floor, double glazed window to the rear.

#### First Floor

#### Landing

Double glazed window to the side.



#### Bedroom 1

3.80m x 2.70m plus wardrobes (12' 6" x 8' 10") Double glazed window to the rear, radiator, newly fitted range of wardrobes.

#### Bedroom 2

3.82m x 3.39m (12' 6" x 11' 1") Double glazed window to the front, radiator.

#### Bedroom 3

2.27m x 1.81m (7' 5" x 5' 11") Double glazed window to the front, radiator.

#### Bathroom

Bathroom suite comprising of panel bath with shower attachment, WC and hand basin. Double glazed window to the rear, tiled walls, radiator, access to loft.

#### Garage

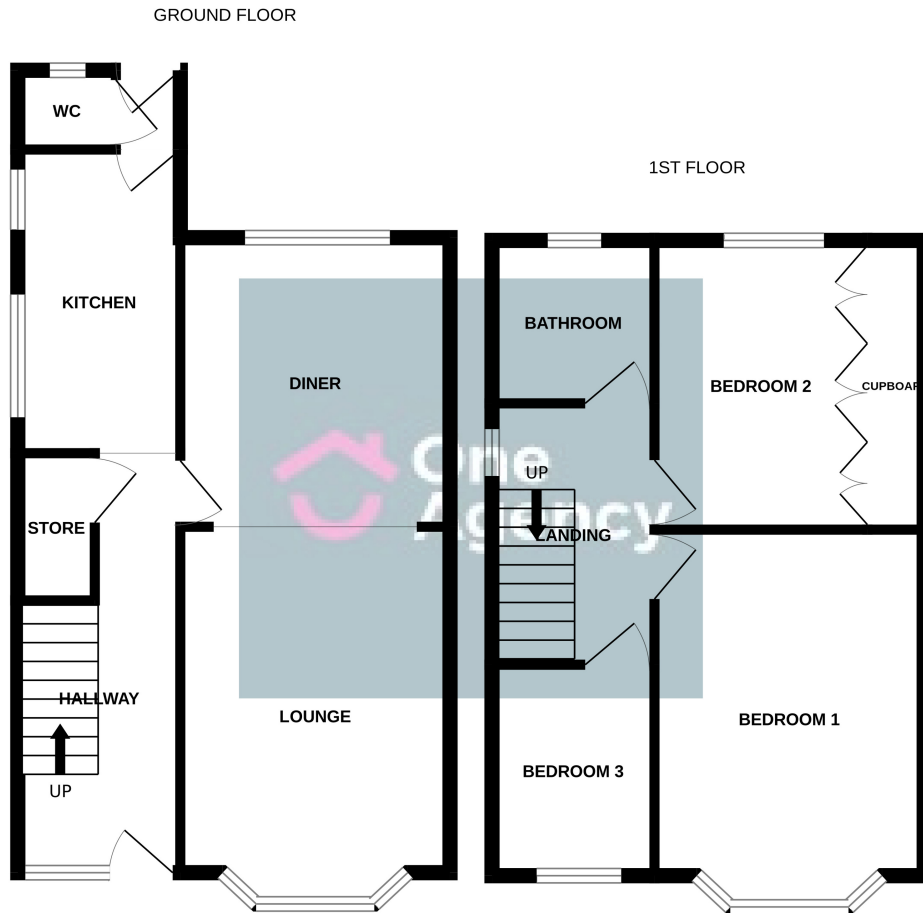
5.01m x 2.22m (16' 5" x 7' 3") Doors to the front and rear. Power and lighting.

#### Outside

Private established rear garden. Off road parking and garage.

#### Agents Notes

Council Tax Band B Stoke on Trent.



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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