



Brieryhurst Close,
Abbey Hulton



OneAgency

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£140,000

A three bedroom town house within close distance to amenities, commuter links and schools. The property benefits from a lounge/diner, wet room and integral garage. The property would be ideally suited to first time buyers or a growing family. Viewing is highly advised. No Chain!





Ground Floor

Hall

UPVC front door and carpet flooring.

Lounge/Diner

5.33m x 4.10m (17' 6" x 13' 5") A double glazed window to the front and rear, radiators and carpet flooring.

Kitchen

3.95m x 2.28m (13' 0" x 7' 6") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and gas hob, under stairs storage, radiator and vinyl flooring.

Utility Space

1.77m x 1.73m (5' 10" x 5' 8") UPVC door, double glazed window and vinyl flooring.

First Floor

Bedroom One

5.02m x 3.16m (16' 6" x 10' 4") A double glazed window, radiator and carpet flooring.

Bedroom Two

3.62m x 2.40m (11' 11" x 7' 10") A double glazed window, radiator and carpet flooring.

Bedroom Three

3.18m x 2.25m (10' 5" x 7' 5") A double glazed window, radiator and carpet flooring.

Wet Room

1.83m x 1.65m (6' 0" x 5' 5") A wet room with shower head, pedestal hand wash basin, tiled walls, double glazed window and tiled flooring.

W/C

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

External

Front - A tarmac driveway providing off road parking and pebbled garden area.

Rear - A paved garden with shrubs and fenced borders with gated access.

Integral Garage

5.24m x 2.44m (17' 2" x 8' 0")

AGENTS NOTES

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

The sale is subject to the grant of probate.





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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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