



Leek Road, Abbey  
Hulton, Stoke-on-  
Trent



**OneAgency**

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£120,000

Three bedroom mid town house, which is offered with no chain involvement. The property is conveniently located for access into Hanley city centre or the nearby village of Milton with a variety of local shops and amenities. The property benefits from off road parking to the front and a generous rear garden area with artificial turf and patio area.





### Entrance Hallway

Stairs to first floor, double glazed frosted window to the front, laminate floor, door to front, under stairs storage area.

### Living Room

5.09m x 3.13m (16' 8" x 10' 3") Double glazed window to the front, radiator, feature fireplace with electric fire.

### Kitchen / Diner

2.65m x 5.02m (8' 8" x 16' 6") Fitted with a range of wall, base and drawer storage units, fitted gas hob with extractor fan above, fitted gas hob with extractor above, fitted double electric oven, sink and drainer unit with mixer tap, plumbing for washing machine and dishwasher. Laminate floor, radiator, wall mounted boiler, part tiled walls. Double glazed window to the rear, sliding patio doors to the rear.

### Landing

Access to loft.

### Bedroom 1

3.14m x 3.71m (10' 4" x 12' 2") Double glazed window to the rear, radiator.

### Bedroom 2

3.37m x 3.13m (11' 1" x 10' 3") Double glazed

### Bedroom 3

2.48m x 1.80m (8' 2" x 5' 11") Double glazed window to the front, radiator.

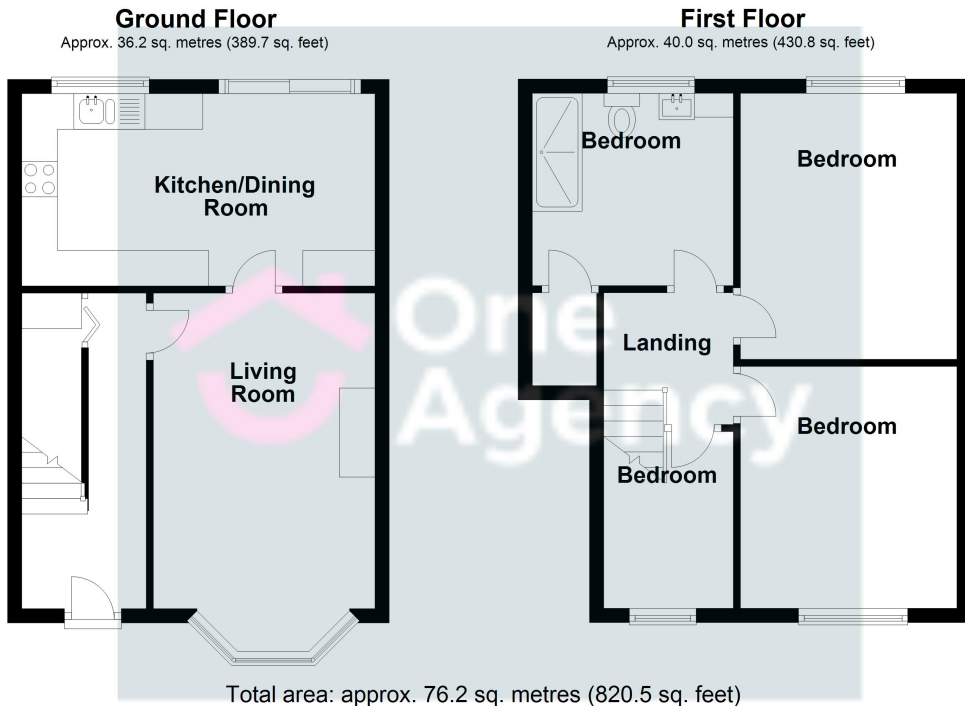
### Shower Room

2.36m x 2.79m (7' 9" x 9' 2") Large shower cubicle with electric shower, WC and hand wash basin with storage below. Radiator, tiled walls. double glazed frosted window to the rear. Built in storage area.

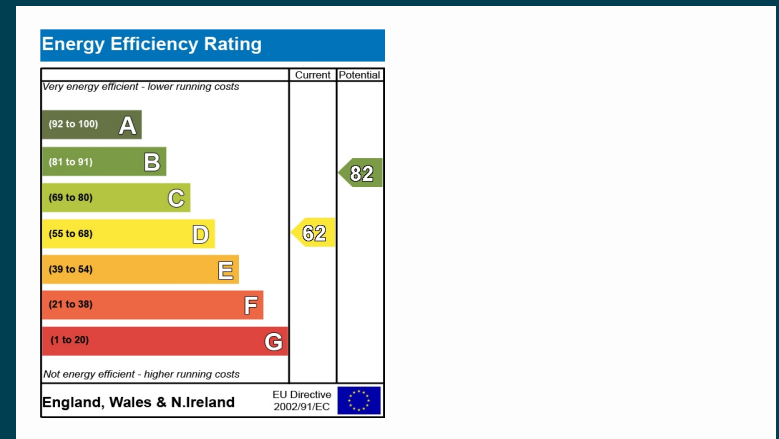
### Outside

Generous rear garden with a patio area and artificial turfed lawn. Outbuildings providing useful storage. Off Road parking.





We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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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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