



Brieryhurst Close,
Abbey Hulton,
Stoke-on-Trent



OneAgency

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£130,000

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")

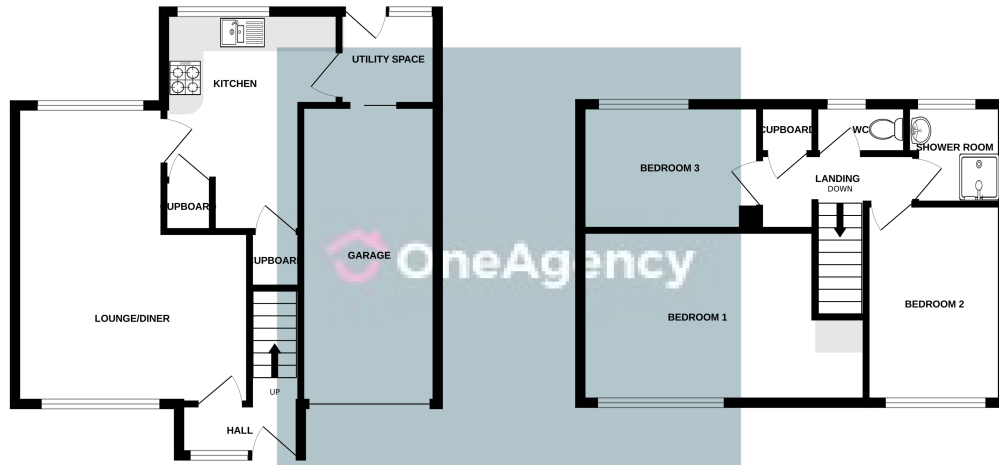
AGENTS NOTES

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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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