



160 Abbots Road

Abbey Hulton, Stoke-On-Trent, ST2 8DL

Could you be the most beautiful home in the world? Its plain to see your the reason that god made a house! Oh yes you are! This spacious semi detached home on Abbots Road is the true definition of beauty, lovingly maintained by its current owners its the ideal first starter home, or anyone looking to downsize. The decor is modern and contemporary and comprises of a lounge, large kitchen/diner and sizeable conservatory. Three fantastic bedrooms and a family bathroom make up the first floor accommodation. Externally the property benefits from off road parking and a fully enclosed rear garden with manicured lawns. Come see for yourself as they say beauty is in the eye of the beholder. Book a viewing today.

Offers in excess of £120,000

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- STUNNING SEMI DETACHED
- LARGE CONSERVATORY
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- LOUNGE
- THREE BEDROOMS
- LAWNED REAR GARDEN
- MODERN KITCHEN/DINER
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor.

Lounge

13'7" x 12'11" (4.15 x 3.94)

A double glazed window overlooks the front aspect. Wall mounted feature electric fire. Under stairs storage cupboard with space for tumble dryer and central heating combi boiler. Television point. Radiator.

Kitchen/Diner

16'2" x 9'3" (4.95 x 2.83)

A double glazed window overlooks the rear aspect coupled with a door leading into the conservatory. There is a wooden stable door leading out to the side aspect. Fitted with a modern range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and Range style free standing cooker and cooker hood above.

Space for fridge/freezer and plumbing for **Bedroom Three**

washing machine. Television point. Ceiling 9'4" x 7'0" (2.86 x 2.14)

spotlights and radiator. Space for table and chairs. A double glazed window overlooks the rear aspect. Radiator.

Conservatory

15'0" x 9'5" (4.58 x 2.88)

A upvc conservatory with double glazed doors leading out to the rear garden. Television point. Radiator.

Bathroom

7'1" x 6'3" (2.18 x 1.93)

A double glazed window overlooks the front aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'6" x 9'0" (3.83 x 2.76)

A double glazed window overlooks the rear aspect. Television point. Radiator.

Bedroom Two

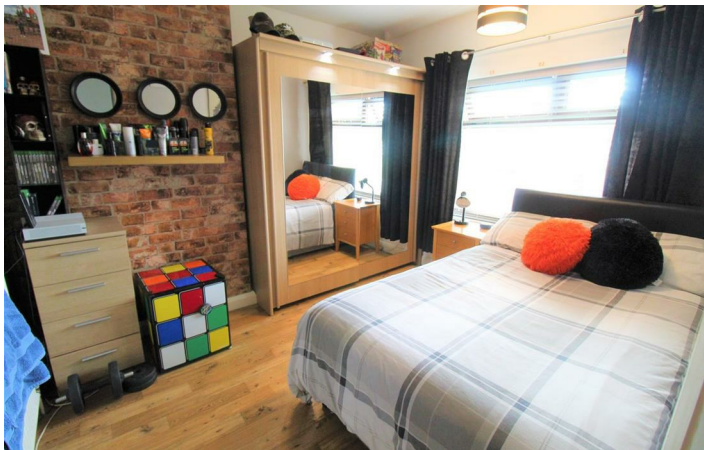
10'5" x 8'5" (3.18 x 2.58)

A double glazed window overlooks the front aspect. Television point and radiator.

EXTERIOR

To the front the property has a small lawn area with flower bed borders and a driveway for off road parking. To the rear the garden is laid mainly to lawn with a paved patio area and garden shed. Fully enclosed by panelled fencing and side access gate.





Floor Plan

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