



7 Bryant Road

Abbey Hulton Stoke-On-Trent ST2 8BG

They say "Home" isn't a place its a feeling and a house is built from bricks and stone but it is memories that make a house a home. With that in mind, we have a spacious semi detached property ready and waiting for a new owner to make it a home. The property comprises of a large lounge, modern fitted kitchen with space for dining, W.C, two generous size bedrooms and a family sized bathroom. Externally, the property benefits from off road parking and a low maintenance, fully enclosed, large rear garden. Make this home one to call your own and don't delay call us today.

£120,000

7 Bryant Road

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



- ATTRACTIVE SEMI-DETACHED PROPERTY
- TWO GOOD SIZED BEDROOMS
- FULLY ENCLOSED LARGE GARDEN
- MODERN LARGE KITCHEN
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- DOWNSTAIRS TOILET
- PRIVATE DRIVEWAY FOR PARKING
- EARLY VIEWING ADVISED

GROUND FLOOR

Entrance Hall

A double glazed UPVC door leads into the entrance hall.

Lounge

16'11" x 12'10" (5.16 x 3.92)

A double glazed bay window overlooks the front aspect and a double glazed windows overlooks the rear, both with decorative glass. Two radiators and TV point.

W.C

4'9" x 2'7" (1.47 x 0.79)

A single glazed feature window overlooks the front aspect. Fitted with low level W.C and tiled flooring.

Kitchen

13'1" x 10'7" (3.99 x 3.23)

A double glazed window overlooks the rear aspect and a UPVC double glazed door leads to the side aspect. Fitted with a range of wall and base storage units, with inset stainless steel sink unit and side drainer. Coordinating work

surface areas and partly tiled walls. Electric oven, with gas hob and extractor fan above, space and plumbing for a washing machine. Space for a fridge/freezer. Radiator.

FIRST FLOOR

First Floor Landing

On the stair case a double glazed window overlooks the side aspect, on the landing, a double glazed window overlooks the front aspect. Loft access hatch.

Bedroom One

12'11" x 7'3" (3.95 x 2.22)

Two double glazed windows overlook the front aspect.

Bedroom Two

15'0" x 15'0" (4.59 x 4.58)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'0" x 7'3" (2.46 x 2.22)

A double glazed window overlooks the rear aspect.

Fitted with a suite comprising of a bath with shower over-head, low level W.C and wash hand basin. Ladder style towel radiator.

Store Room

6'0" x 5'1" (1.83 x 1.56)

Store room housing boiler.

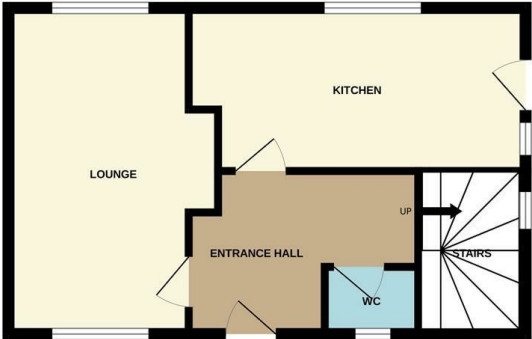
EXTERIOR

To the front, the property is paved with a mature hedge and a driveway for parking. To the rear the garden is low maintenance and fully enclosed with block paving, lawn and gravel. Garden shed.

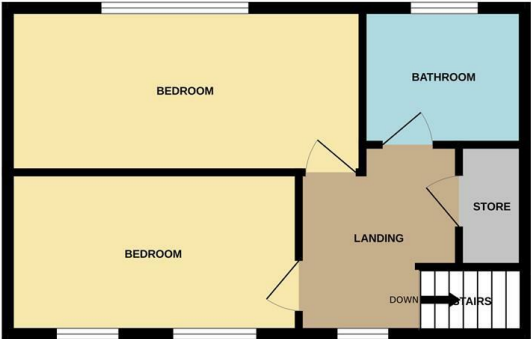


Floor Plan

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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