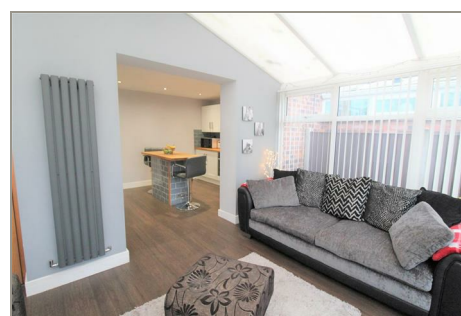
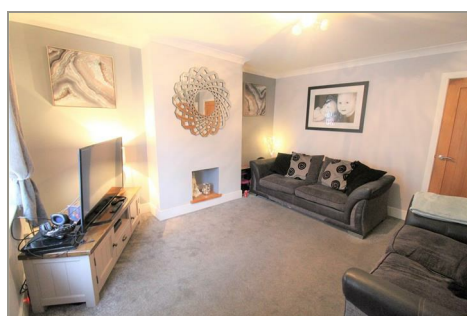




25 Abbots Road

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

Zip-a-dee-doo-dah, zip-a-dee-ay, My, oh my, what a wonderful day! Plenty of sunshine headin' my way, Zip-a-dee-doo-dah, zip-a-dee-ay! I will make your week, month and year never mind your day after you see this stunning semi detached property on Abbots Road! You will be singing and dancing for weeks. Beautifully maintained by its current owners this spacious semi detached comprises lounge, open plan modern breakfast kitchen leading into the conservatory with patio doors leading out to the rear garden. Three bedrooms and a contemporary shower room. To the front there is a paved gated courtyard and to the rear the garden is sizeable laid mainly to lawn with a decked seating area and further patio. Zip-a-dee-doo-dah, Zip-a-dee-ay! Wonderful feeling, wonderful day! Call to book a viewing today!

Offers in excess of £125,000

25 Abbots Road

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



- STUNNING SEMI DETACHED PROPERTY
- OPEN PLAN INTO CONSERVATORY
- CONTEMPORARY SHOWER ROOM
- EARLY VIEWING A MUST
- COSY LOUNGE
- UTILITY ROOM
- LARGE REAR GARDEN
- MODERN FITTED BREAKFAST KITCHEN
- THREE BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

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

Lounge

13'6" x 12'11" (4.13 x 3.95)

A double glazed window overlooks the front aspect. Television point and radiator. Under stairs storage cupboard.

Breakfast Kitchen

10'9" x 9'3" (3.28 x 2.82)

Open plan leading into conservatory area. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Integrated electric oven and hob over with cooker hood above. Coordinating work surface areas and partly tiled walls. Breakfast bar and ceiling spotlights. Vertical wall mounted radiator.

Conservatory

14'1" x 9'2" (4.30 x 2.81)

Double glazed patio doors lead to the rear coupled with double glazed windows to the side aspect. Wall mounted vertical radiator.

Utility Room

6'10" x 5'2" (2.09 x 1.59)

Space for fridge/freezer and washing machine. Wall units with combi boiler.

FIRST FLOOR

First Floor Landing

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

Bedroom One

12'7" x 9'1" (3.84 x 2.78)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

10'4" x 9'8" (3.17 x 2.96)

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

Bedroom Three

9'3" x 6'11" (2.84 x 2.13)

A double glazed window overlooks the rear aspect. Fitted wardrobe and storage cupboard. Television point and radiator.

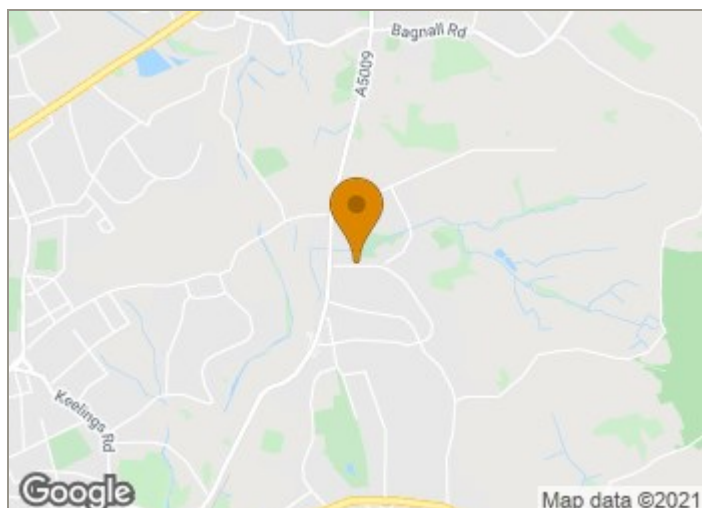
Bathroom

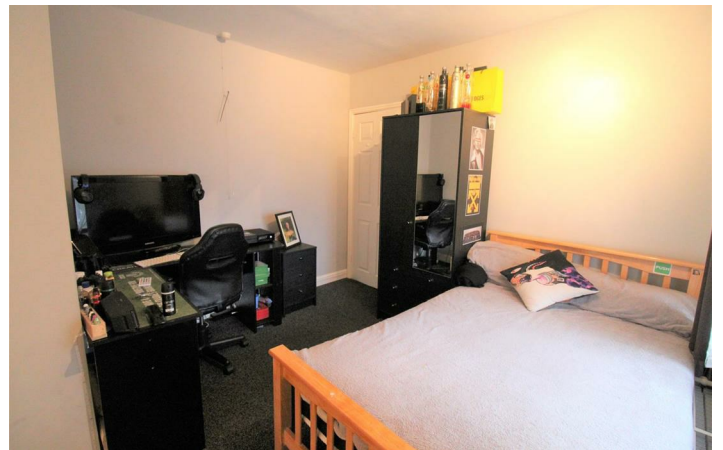
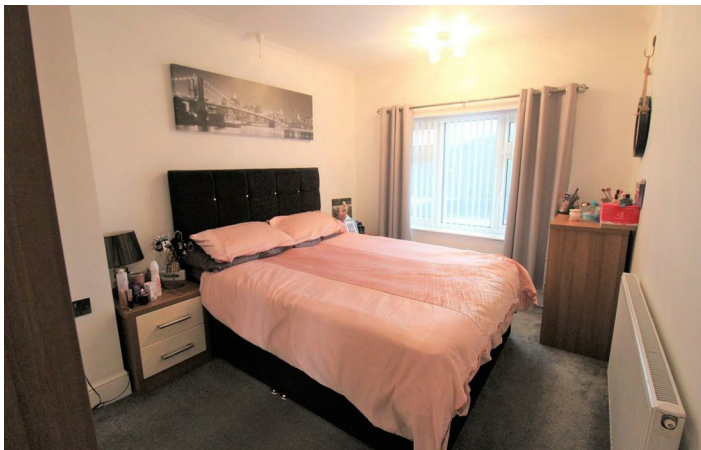
7'2" x 6'2" (2.20 x 1.90)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Partly tiled walls and ladder style radiator. Ceiling spotlights.

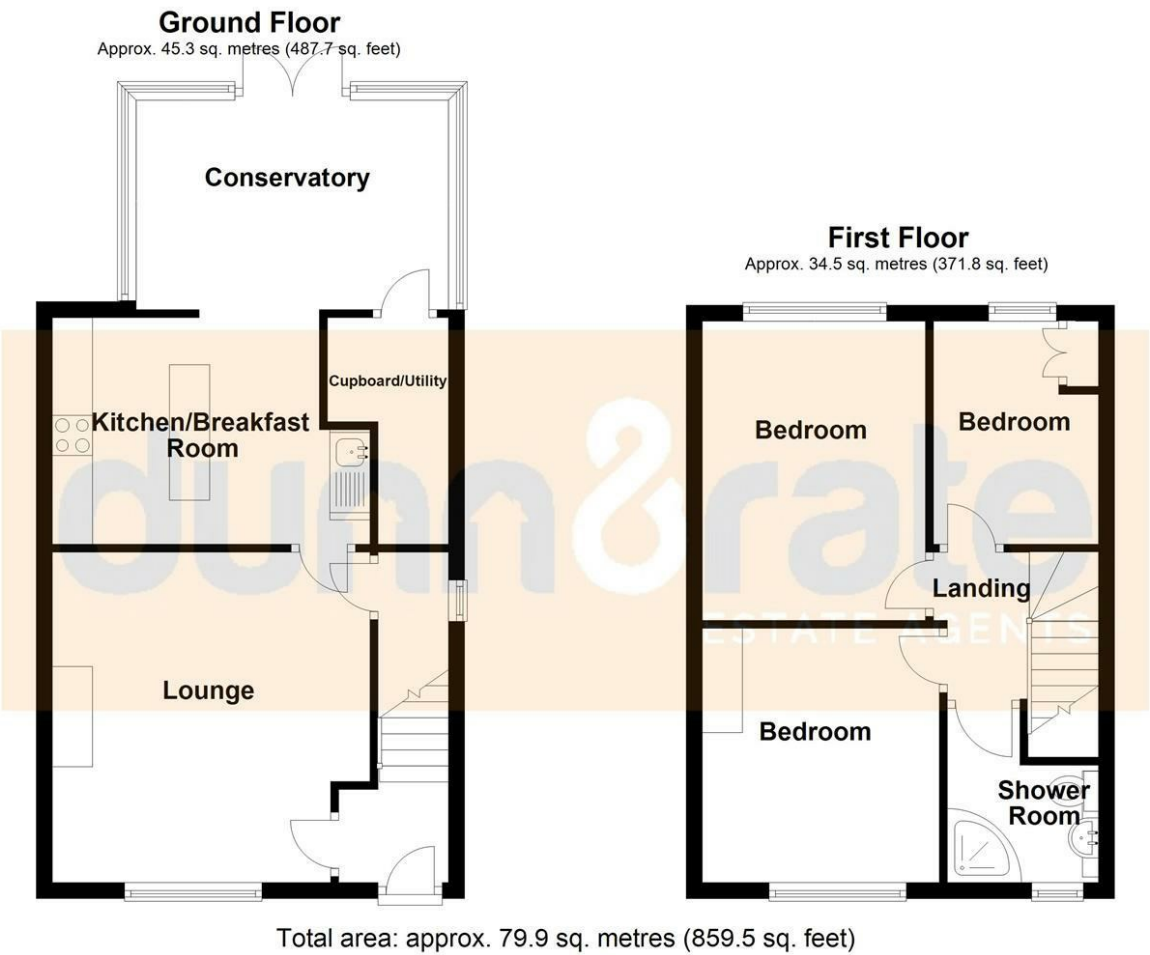
EXTERIOR

To the front there is a gated paved courtyard with access gate to the rear. To the rear the garden has a large decked seating area, paved patio and lawned area. Large garden shed and enclosed by panelled fencing.





Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		