



86 Priory Road

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

They say "Home" isn't a place it's 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 an open lounge/kitchen with integrated appliances, utility room, three generous size bedrooms and a family bathroom. Externally, the property benefits from off road parking and a low maintenance, fully enclosed, good sized rear garden. Sold with no upward chain, make this home one to call your own and don't delay call us today.

£145,000

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- VERY WELL MAINTAINED SEMI DETACHED PROPERTY
- MODERN FITTED OPEN KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE
- UTILITY SPACE
- THREE WELL PROPORTIONED BEDROOMS
- BATHROOM SUITE
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- POPULAR LOCATION, SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

UPVC door to the front aspect. Stairs to the first floor.

Lounge

13'6" x 12'9" (4.13 x 3.90)

UPVC window to the front aspect. Gas fireplace and radiator. Telephone point. Door to under stair storage cupboard.

Kitchen

12'8" x 9'1" (3.88 x 2.77)

UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink and side drainer with mixer tap. Coordinating work surface areas. Integrated appliances include electric oven and induction hob, fridge/freezer and dishwasher. Wall mounted combi boiler.

Utility Room

8'10" x 2'10" (2.71 x 0.87)

UPVC window to the rear aspect. Plumbing for a washing machine and space for a tumble dryer.

Side Entrance

UPVC door to the side aspect.

FIRST FLOOR

Landing

5'10" x 3'1" (1.80 x 0.95)

UPVC window to the side aspect. Stairs from the ground floor and loft hatch access.

Bedroom One

12'6" x 9'0" (3.82 x 2.76)

UPVC window to the rear aspect. Radiator.

Bedroom Two

10'6" x 9'6" (3.22 x 2.92)

UPVC window to the front aspect. Radiator.

Bedroom Three

9'2" x 6'10" (2.80 x 2.10)

UPVC window to the rear aspect. Radiator.

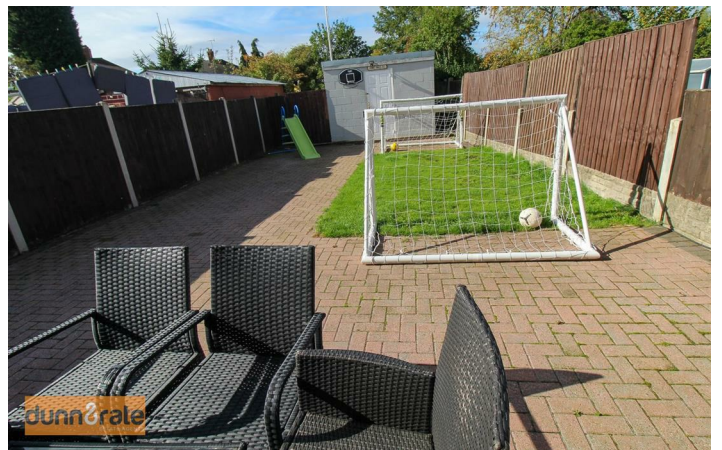
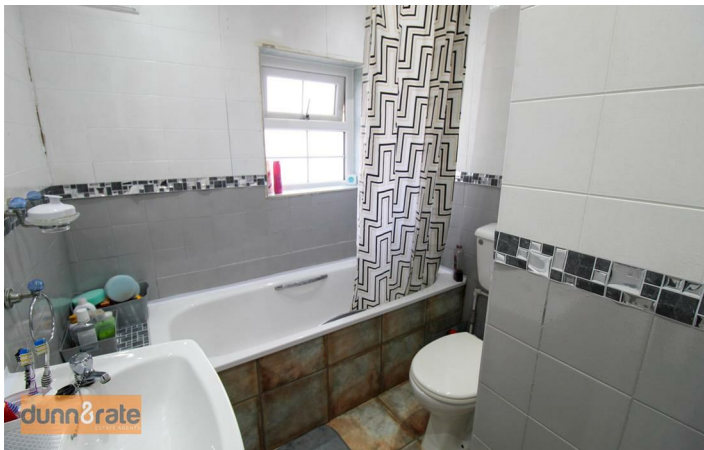
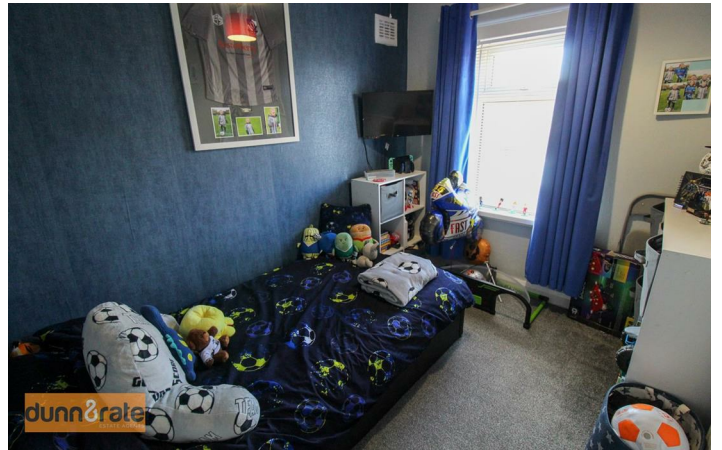
Bathroom

7'2" x 6'3" (2.20 x 1.92)

UPVC window to the front aspect. Fitted with a suite comprising bath with shower above, wash hand basin and low level W/C/ Full tiled walls and radiator. Ceiling spotlights.

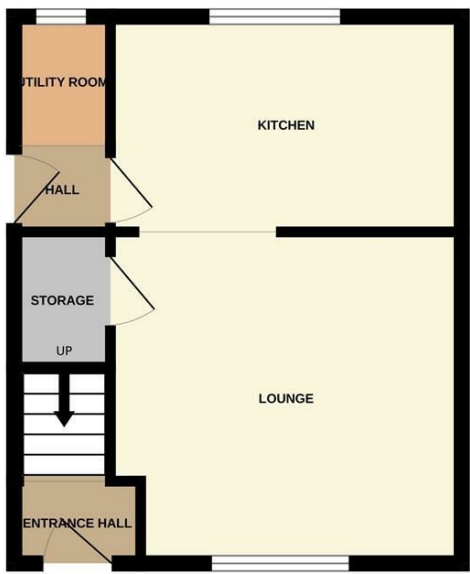
EXTERIOR

To the front of the property there is a block paved driveway. Gated access leading down the side to the rear enclosed garden with laid to lawn and brick shed. Power outside.



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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