



64 Newhouse Road

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

Are you in the market for a NEW HOUSE??? A space to call your own! Well look no further I have the perfect home for you for on NEW HOUSE road. An extremely spacious semi detached property has come to the market in the popular area of Abbey Hulton. Beautifully extended by the current owners the accommodation on offer comprises a large open plan lounge/dining area, modern fitted kitchen, utility room, four bedrooms and family bathroom. Externally the property benefits from off road parking to the front and a landscaped rear garden with paved patio seating area, artificial lawn and large summerhouse/bar area. Located in the popular area of Abbey Hulton close to local amenities, schooling and commuter links. Is it time for a NEW HOUSE, NEW HOME?? Call today to book a viewing.

Offers in excess of £170,000

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- IMMACULATELY PRESENTED SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS AND A GROUND FLOOR BEDROOM
- OUTBUILDING WITH LIGHT AND POWER
- LARGE LOUNGE/DINER
- FAMILY BATHROOM
- POPULAR AREA
- FITTED KITCHEN
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

12'1" x 2'10" (3.7 x 0.88)

Door to front aspect. Radiator.

Cloakroom

4'11" x 1'11" (1.5 x 0.6)

Double glazed window to the front aspect. Low level WC and wash hand basin.

Bedroom Four

10'5" x 9'6" (3.2 x 2.9)

Double glazed window to the front aspect. Radiator. TV point.

Lounge/Diner

Lounge

15'1" x 10'5" (4.6 x 3.2)

Electric fireplace. TV point.

Dining Room

18'4" x 8'10" (5.6 x 2.7)

Double glazed patio doors to the rear aspect. Radiator. TV point.

Kitchen

6'6" x 8'2" (2 x 2.5)

Double glazed window to the side aspect. Fitted with a range of wall and based units with co-ordinating work surfaces. Plumbing for

dishwasher and space for fridge/freezer and oven unit. Granite 1 1/2 bowl sunk. Partly tiled.

Utility Room

8'2" x 6'2" (2.5 x 1.9)

Double glazed windows to the front and the side aspects. Space for washing machine and dryer. Radiator. Co-ordinating work surfaces and breakfast bar.

FIRST FLOOR

Landing

11'5" x 5'9" (3.5 x 1.76)

Double glazed window to the front aspect. Stairs leading from access hall. Loft access.

Master Bedroom

12'9" x 10'5" (3.9 x 3.2)

Double glazed window to the rear aspect. Radiator. TV point.

Bedroom Two

10'5" x 9'6" (3.2 x 2.9)

Double glazed window to the front aspect. Radiator. TV point. Storage cupboard.

Bedroom Three

10'5" x 9'2" (3.2 x 2.8)

Double glazed window to the rear aspect. Radiator. TV point.

WC

4'11" x 2'7" (1.5 x 0.8)

Double glazed window to the side aspect. Low level WC.

Bathroom

6'2" x 5'10" (1.9 x 1.8)

Double glazed window to the front aspect. Bath/mixer with overhead shower. Part tiled. Wash hand basin with vanity and ladder radiator

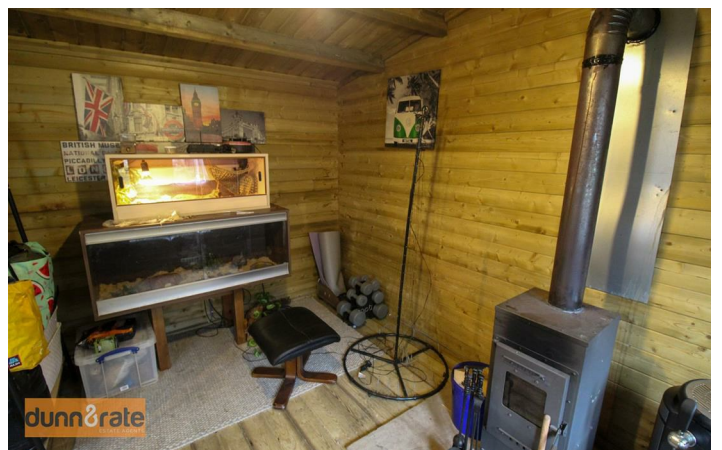
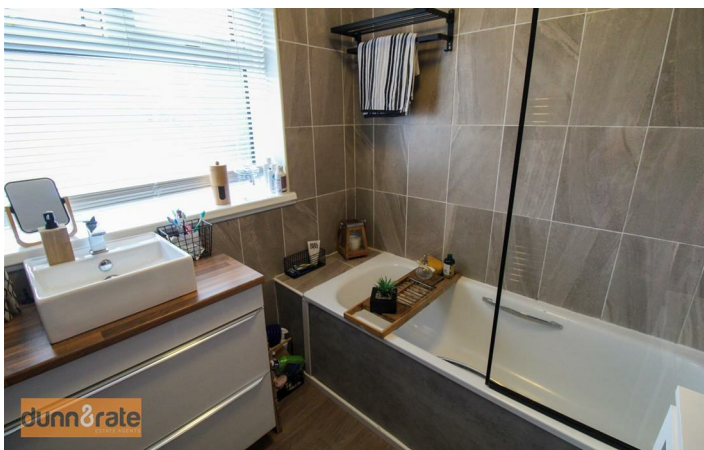
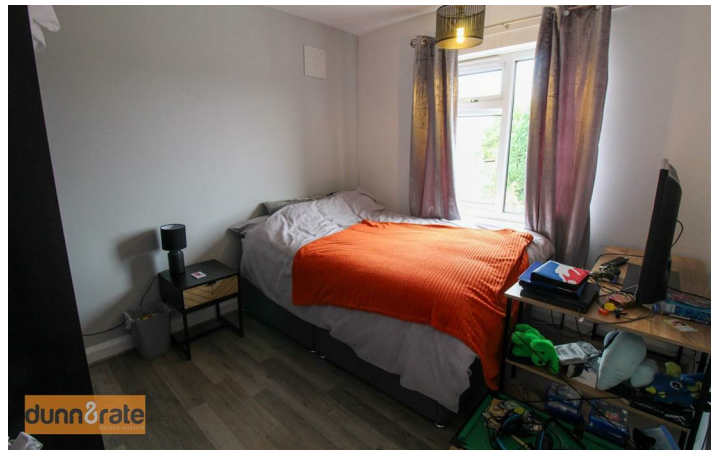
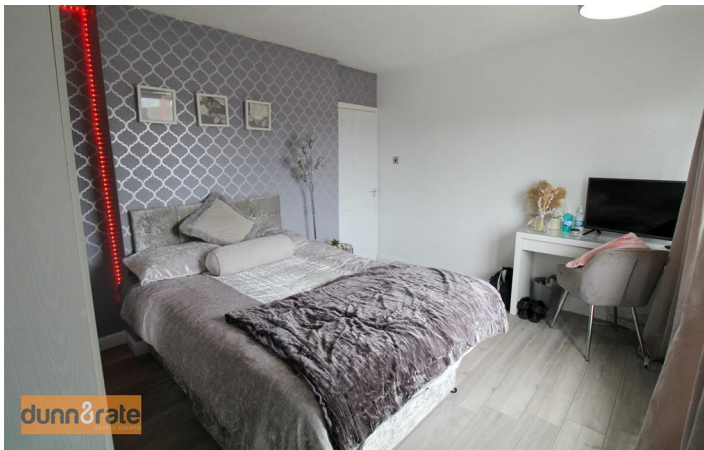
EXTERIOR

The rear of the property benefits from having an AstroTurf lawn, garage/storage space, porcelain patio and an outbuilding. The front of the property benefits from a tarmac driveway suitable for 2 vehicles.

Outbuilding/Bar

15'5" x 10'5" (4.7 x 3.2)

The outbuilding is fitted with power and lighting, and houses a multi-fuel burner.



Floor Plan



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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