

Blakelow Road Abbey Hulton Stoke-On-Trent ST2 8HN



Offers In The Region Of £149,950

We're delighted to bring to market this THREE BEDROOM semi  
In popular Abbey Hulton, viewings I'm sure there'll be many  
First time buyers are you after a property to move straight in to?  
Then look no further, this could be the one for you!  
Boasting driveway to the front and large garden at the rear  
All in a popular location with amenities near  
All of this is available at a great price so don't delay  
Call the team at Debra Timmis and arrange to view today!

A fantastic opportunity has arisen for you to become the proud new owner of this beautiful property in a popular and convenient location. Well presented throughout, this wonderful home is move in ready. The ground floor boasts, entrance hallway, cosy lounge, as well as a spacious fitted kitchen/diner, lobby and a separate WC. On the first floor three bedrooms and a shower room. Double glazing (as stated) and central heating. Low maintenance frontage. Driveway providing off road parking. Attached lean to/garage and a good sized beautifully rear garden. This delightful and much loved home is truly worth an early internal inspection.

#### Entrance Hall

With Upvc door. Stairs off to the first floor.

#### Lounge

17'0" into bay narrowing to 13'10" x 13'11" (5.19 into bay narrowing to 4.24 x 4.25)

Double glazed bay window to the front aspect. Feature fireplace housing electric fire. Radiator.

#### Kitchen/Diner

17'3" narrowing to 14'0" x 9'6" (5.28 narrowing to 4.27 x 2.91)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer. Cooker point. Wall mounted gas central heating boiler enclosed within a unit. Two double glazed windows to the rear aspect. Space for dining table. Single glazed window to the side. Useful storage cupboard with single glazed window to the side aspect.

#### Lobby

Upvc door to the rear aspect. Access to the WC.

#### Separate WC

4'4" x 2'9" (1.33 x 0.86)

With low level WC. Tiled floor.

#### First Floor

##### Landing

Double glazed window to the side aspect. Useful storage. Loft access.

#### Bedroom One

10'8" narrowing to 9'5" x 10'9" (3.26 narrowing to 2.88 x 3.30)

Double glazed window. Radiator.



#### Bedroom Two

9'8" x 9'5" (2.95 x 2.89)

Double glazed window. Radiator,



#### Bedroom Three

9'6" x 7'5" (2.91 x 2.28)

Double glazed window. Radiator.



#### Shower Room

6'8" into bulk head x 6'3" (2.05 into bulk head x 1.93)

Suite comprises, shower cubicle housing Triton shower unit, pedestal wash hand basin and low level WC. Radiator. Double glazed window.

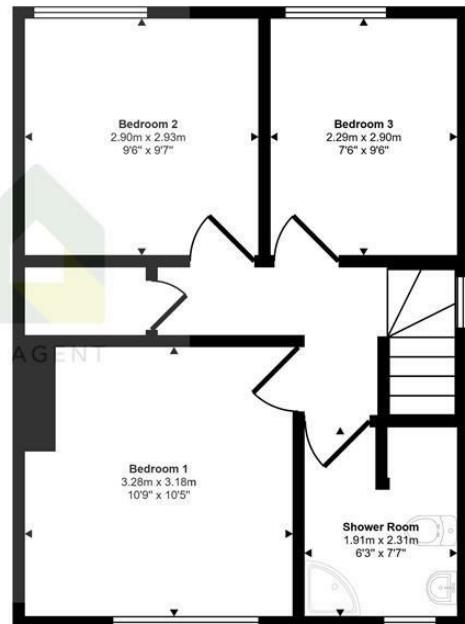


### Externally

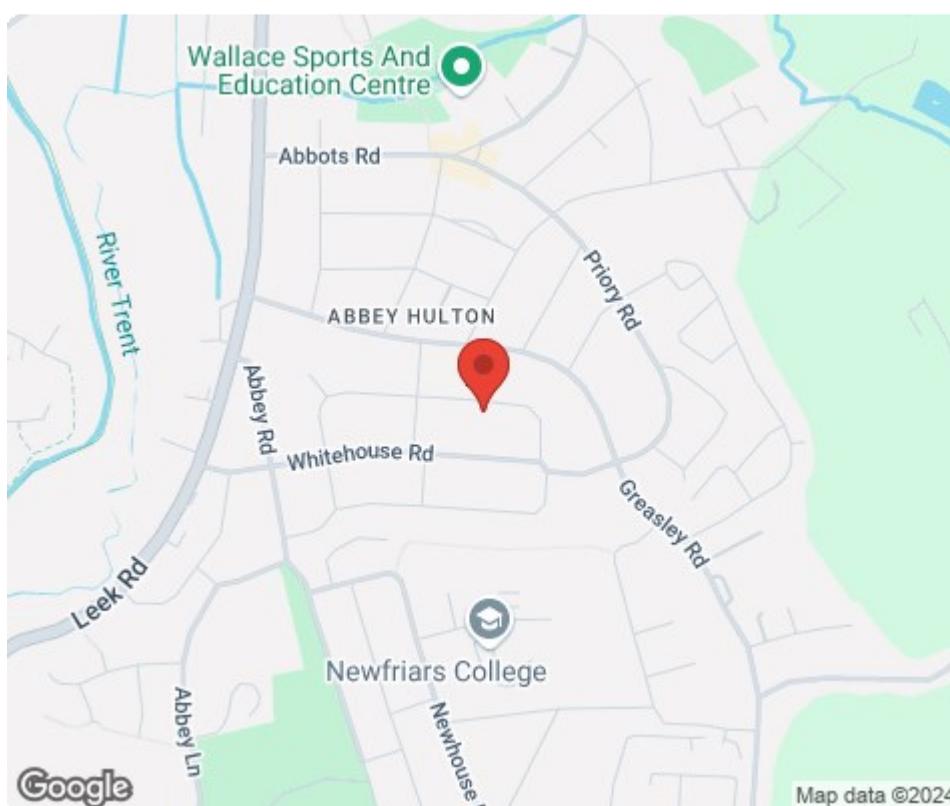
To the front aspect there is a low maintenance garden. Driveway providing off road parking. Access to the lean to/garage. Good sized enclosed rear garden. To the rear aspect there is a patio seating area. lawn garden with planted borders.



Approx Gross Internal Area  
101 sq m / 1086 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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