

Whitehouse Road Abbey Hulton Stoke-On-Trent ST2 8HL



Offers In The Region Of £130,000

It's time to pack your boxes and get ready to move
This is a property we're sure you will love
In popular Abbey Hulton on Whitehouse Road it does sit
With first time buyers and investors this will be a hit
With spacious accommodation and bedrooms of two
This is a home you really must view
So if this sounds like the perfect house for you -
Call DEBRA TIMMIS and arrange to view!

Welcome to this beautiful semi-detached house located on Whitehouse Road in the popular area of Abbey Hulton. This property boasts a well-presented interior with two cosy bedrooms, perfect for a small family or those looking for a bit of extra space. As you step inside, you are greeted by an inviting entrance porch leading into a hallway, setting the tone for the rest of the house. The lounge is a comfortable space to relax and unwind, while the breakfast kitchen offers a lovely area to enjoy your morning cuppa. Spacious conservatory. Convenience is key with a separate WC for guests and a bathroom for your daily needs. Outside, the property features a driveway and a garage, providing ample parking and storage space for your vehicles and belongings. Situated on a corner plot, this home offers a sense of privacy and a larger outdoor area to enjoy. The best part? This property comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the possibilities that await you at this charming semi-detached property on Whitehouse Road.

Entrance Porch

Double glazed windows and double glazed door. Access into the hallway.

Hallway

Laminate flooring. Radiator. Stairs off to the first floor.

Lounge

13'11" plus bay x 13'10" into alcove (4.25 plus bay x 4.22 into alcove)

Double glazed bay window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Laminate flooring. Double doors with access into the breakfast kitchen.

Breakfast Kitchen

17'2" max narrowing to 9'8" x 9'4" narrowing to 4 (5.25 max narrowing to 2.96 x 2.87 narrowing to 1.)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Space for cooker. Inset sink with single drainer, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Two double glazed windows. Space for breakfast kitchen.

Lobby

With access into the WC.

Separate WC

4'3" x 2'10" (1.31 x 0.88)

Low level WC. Part tiled walls. Wall mounted gas central heating boiler. Double glazed.

Conservatory

14'8" x 7'1" (4.49 x 2.17)

Double glazed windows and double glazed French doors with access into the rear garden. Radiator,



First Floor

Landing

Double glazed window. Loft access.

Bedroom One

17'3" narrowing to 12'8" x 10'7" (5.26 narrowing to 3.87 x 3.25)

Two double glazed windows to the front aspect. Radiator. Storage cupboard.



Bedroom Two

12'11" x 9'6" (3.96 x 2.91)

Double glazed window. Radiator.

Bathroom

9'5" max x 7'4" (2.88 max x 2.25)

White suite comprises, panel bath, shower cubicle housing Triton shower, vanity wash hand basin and low level WC. Tiled walls. Double glazed window.



Externally

Boasting a corner position with gardens to the front, rear and side aspect. Driveway and single garage.

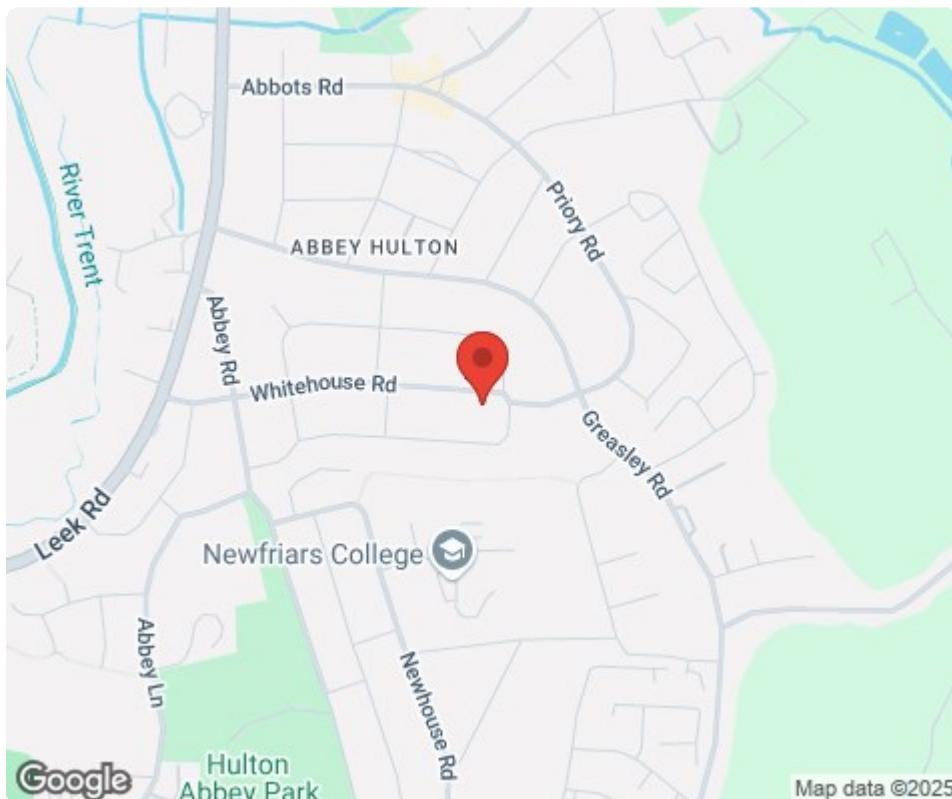


Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 52 sq m / 556 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.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		67
(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		