Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

Bryant Road Abbey Hulton Stoke-On-Trent ST2 8BE







Offers In The Region Of £110,000

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Bryant Road, Abbey Hulton, Stoke-On-Trent, ST2 8BE

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
A deceptively spacious house, an ideal investment for you -
With TWO BEDROOMS, lounge and breakfast kitchen too -
There's a good sized garden at the rear and parking to the front -
All in a popular location, perfect if you're on a property hunt -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Located on Bryant Road in the popular area of Abbey Hulton this maturing semi-detached house presents a wonderful opportunity for those seeking a property to personalise and make their own. The accommodation is thoughtfully designed, featuring an inviting entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The breakfast kitchen is a delightful space, ideal for enjoying morning meals and family gatherings.

On the first floor, you will find two well-proportioned bedrooms, providing ample space for rest and privacy. The modern shower room adds a touch of contemporary comfort to the home, ensuring convenience for all residents. The property benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year.

Outside, the front and rear gardens offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, off-road parking is available, providing ease and security for your vehicle.

Situated in a popular location, this property is conveniently close to local amenities, making daily errands and leisure activities easily accessible. Whether you are a first-time buyer or looking to invest, this semi-detached house on Bryant Road is a fantastic opportunity to create a home that reflects your personal style and needs. Don’t miss the chance to view this delightful property.

Entrance Hall
With useful storage cupboard. Radiator. Stairs off to the first floor.

Separate WC
4'5" x 2'10" (1.35 x 0.88)
Double glazed window. Low level WC and corner wash hand basin.

Lounge
16'11" x 10'11" narrowing to 7'1" (5.17 x 3.35 narrowing to 2.18)
Double glazed windows to the front and rear aspects. Hearth housing gas fire. Radiator.

Breakfast Kitchen
10'10" x 10'9" (3.31 x 3.28)
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink and single drainer. Space for cooker. Radiator. Space for breakfast table. Double glazed window.

Firs Floor

Landing
Loft access. Double glazed window.

Bedroom One
13'8" x 10'5" (4.19 x 3.20)
Double glazed window. Radiator. Airing cupboard with useful storage.



Bedroom Two
10'11" narrowing to 9'9" x 10'0" (3.34 narrowing to 2.99 x 3.07)
Double glazed window. Radiator.



Shower Room
8'0" x 6'6" (2.46 x 2.00)
Suite comprises, shower cubicle housing electric shower, vanity wash hand basin and WC. Double glazed window. Radiator.

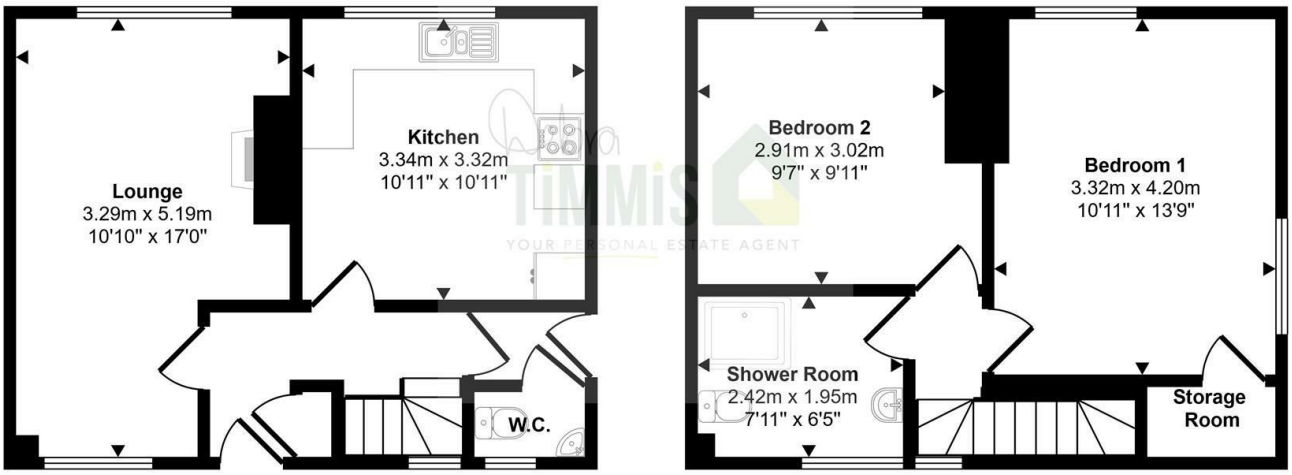




Externally
Double gated with access to the driveway. To the front aspect there is a lawn garden with planted borders, Gated access to the enclosed rear garden. At the rear there is a lawn garden with maturing shrubs.



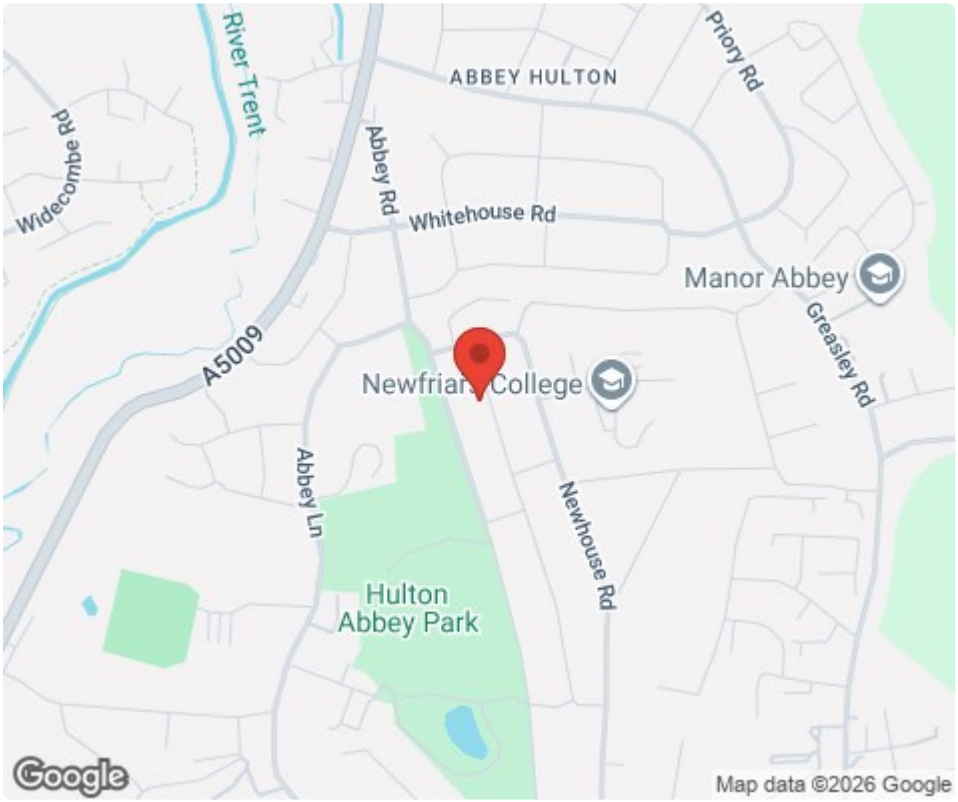
Approx Gross Internal Area
70 sq m / 752 sq ft



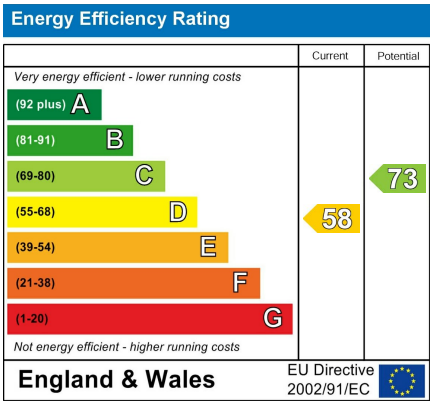
Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 35 sq m / 376 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



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