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Abbey Road Abbey Hulton Stoke-On-Trent ST2 8AZ







Offers In Excess Of £60,000

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Abbey Road, Abbey Hulton, Stoke-On-Trent, ST2 8AZ

A first-floor flat, so close to the ground,
Where city noises are softly found.
The world outside, just a step away,
But inside, calm in the light of day.
A little haven, a quiet retreat
With cozy corners and a peaceful beat.
Above the street, but not too high,
A first-floor flat beneath the sky.
So if you think this sounds ideal for you
Waste not a moment longer, you know what you need to do!

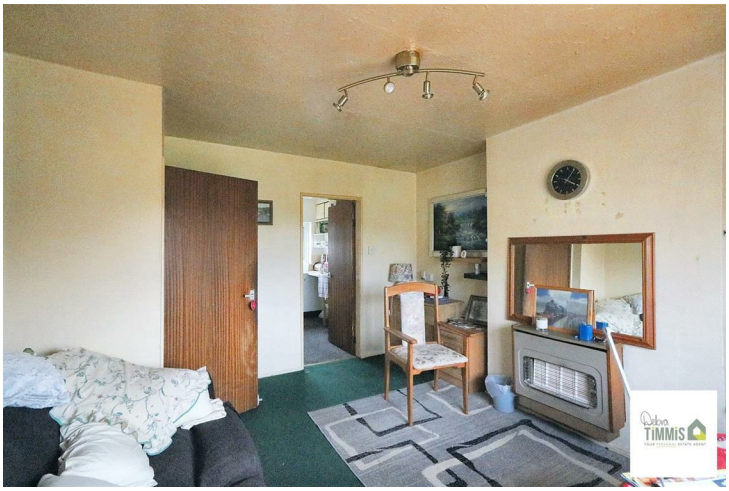
Located on Abbey Road in Abbey Hulton this first-floor flat presents an excellent opportunity for those seeking a convenient and comfortable living space. The property features a welcoming entrance lobby that leads to a staircase, guiding you to the first floor where you will find a well-proportioned landing. The flat comprises a spacious lounge, perfect for relaxation or entertaining guests, alongside a functional kitchen that awaits your personal touch. With two inviting bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the rear garden, providing a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air. Additionally, the flat is offered with no upward chain, allowing for a smooth and straightforward purchasing process. While the property does require some modernisation, this presents a wonderful opportunity for buyers to customise the space to their own tastes and preferences. With its prime location and potential for enhancement, this flat is a promising prospect for anyone looking to invest in a home in Stoke-On-Trent.

Entrance Lobby
Upvc door to the front aspect.

Landing
Double glazed window to the side aspect.

Lounge
13'7" x 12'3" (4.16 x 3.75)
Double glazed window to the front aspect. Wall mounted fire. Radiator.



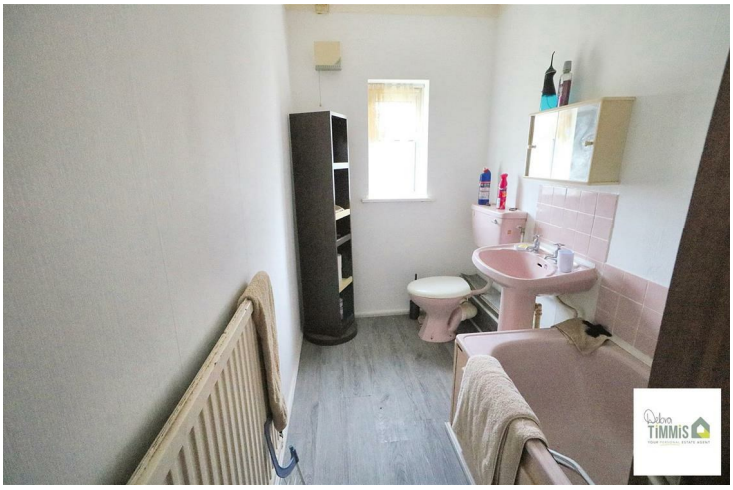
Kitchen
9'10" x 7'6" (3.02 x 2.30)
Double glazed window. Wall mounted unit and fitted shelves. Stainless steel sink with single drainer. Part tiled splash backs. Space for cooker. Plumbing for automatic washing machine. Airing cupboard.

Bedroom One
11'1" x 9'11" (3.40 x 3.03)
Double glazed window. Radiator.



Bedroom Two
10'0" x 8'6" (3.06 x 2.61)
Double glazed window. Radiator. Built-in storage cupboard.





Bathroom

9'10" x 5'0" (3.01 x 1.54)

Suite comprising, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Radiator. Double glazed window.

Externally

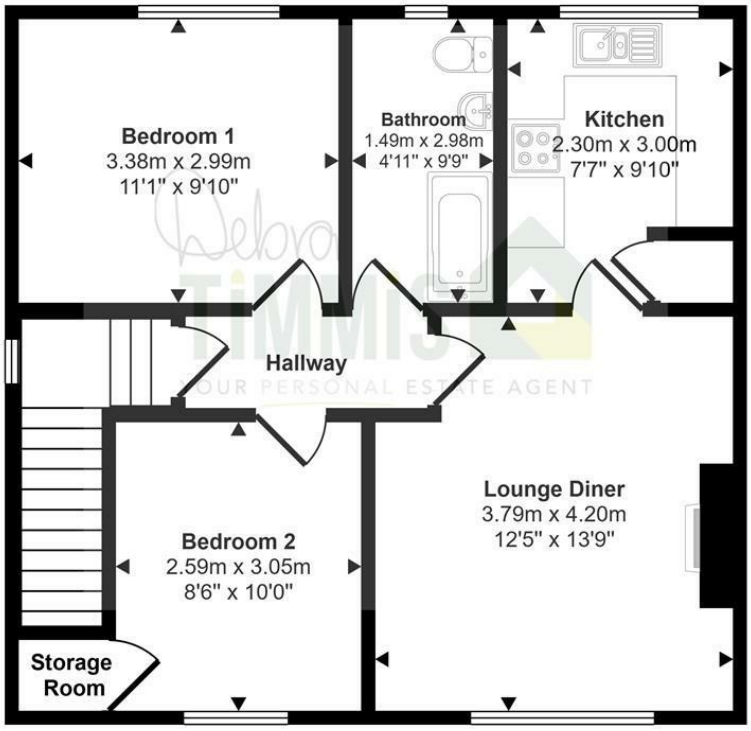
Rear garden.

Agents Notes

We understand that this property is Leasehold, 125 years from 1995. Ground Rent £10.00 PA and service charge £115.00 PA. Please note any interested parties are advised to make their own enquires as this information could be subject to change.



Approx Gross Internal Area
55 sq m / 587 sq ft

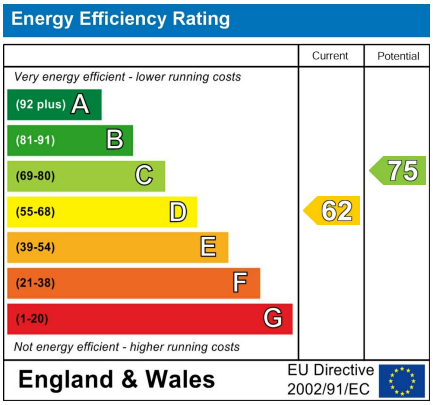


First Floor

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: Leasehold
Council Tax Band: A



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