

FOR SALE



School Road, Abbey Hulton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £139,950



School Road, Abbey Hulton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Asking Price Of £139,950

- Semi Detached Family Home
- Three Bedrooms
- Fitted Kitchen
- Upvc Double Glazing
- Gas Central Heating

HALL 4' 4" x 3' 9" (1.32m x 1.14m) Upvc double glazed door to the front elevation, central heating radiator, smoke alarm, wood laminate flooring

LOUNGE 14' 0" x 13' 10" (4.27m x 4.22m) Upvc double glazed bay window to the front elevation, chimney breast, wood fire surround, marble back and hearth, gas fire, central heating radiator, coving, wood laminate flooring

KITCHEN 13' 9" x 9' 4" (4.19m x 2.84m) Upvc double glazed window x 2 to the rear elevation, Upvc glass panelled door to the rear, range of wall and base units with worktops over, 1 and 1/2 bowl stainless steel sink, built in oven and hob, integrated washing machine, space for fridge, space for fridge freezer, stainless steel extractor hood, under stairs storage cupboard, central heating boiler, wood laminate flooring



CLOAKROOM Upvc double glazed frosted window to the rear elevation, LLWC, hand wash basin, part tiled walls, tiled flooring

STAIRS AND LANDING Upvc double glazed window to the side elevation, loft access, smoke alarm, carpet to floor

BEDROOM 9' 6" x 7' 6" (2.9m x 2.29m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor



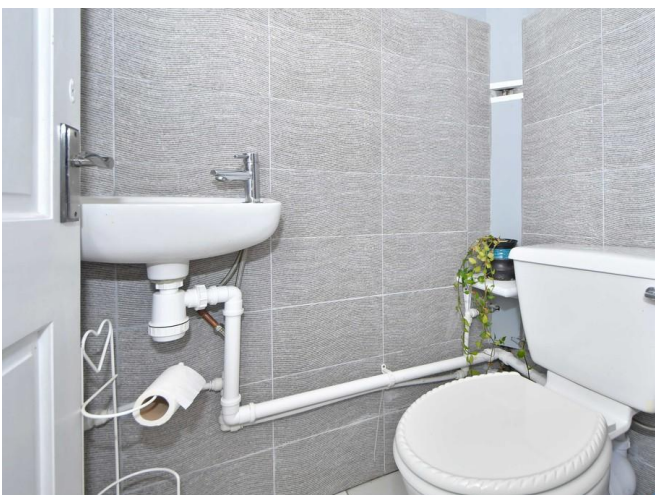
BEDROOM 12' 10" x 9' 6" (3.91m x 2.9m) Upvc double glazed window to the rear elevation, built in cupboard, central heating radiator, carpet to floor

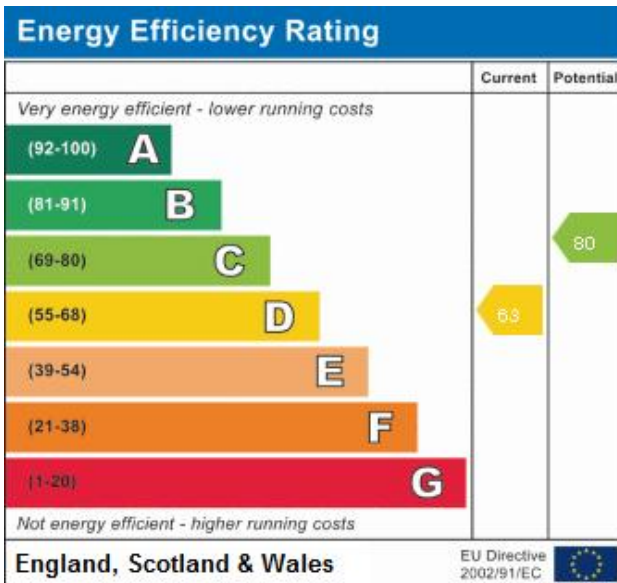
BEDROOM 10' 9" x 10' 7" (3.28m x 3.23m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BATHROOM 7' 7" x 6' 3" (2.31m x 1.91m) Upvc double glazed frosted glass window to the front elevation, 3 piece in white with shower over with rail, heated towel rail, vinyl flooring

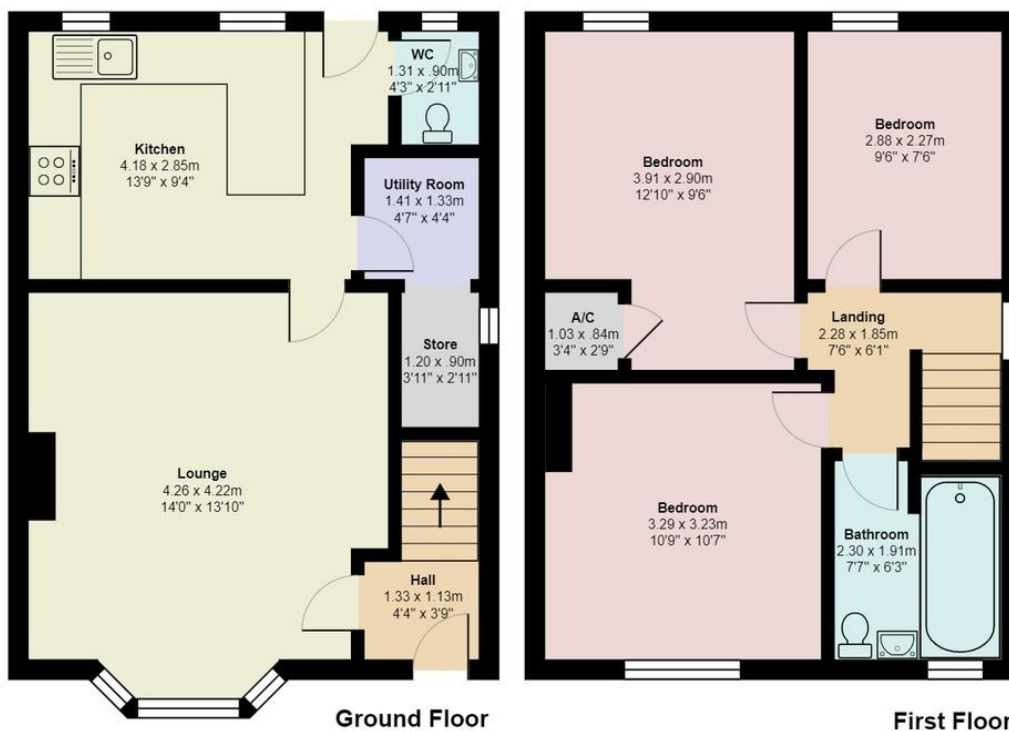
FRONT GARDEN Paved with Drive for parking, lean to at side

REAR GARDEN Lawn area, paved walk way and patio area, garden shed









All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.