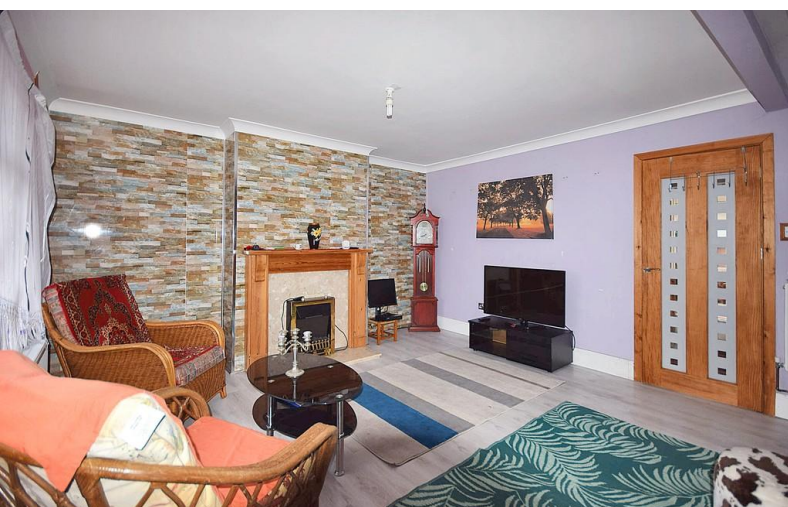


**FOR SALE**



**Abbotts Place, Abbey Hulton, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £140,000**

  
**MARTIN&CO**



LOUNGE 16' 2" x 13' 6" (4.95m x 4.14m) Entered via a UPVC front door, stairs to first floor, electric fire with feature surround, laminate flooring, radiator.

- Semi-Detached Family Home
- Three Bedrooms
- Kitchen/Diner
- Corner Plot
- Conservatory
- No Onward Chain
- EPC - D

KITCHEN/DINER 16' 4" x 9' 2" (5.00m x 2.81m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, range cooker with extractor, UPVC French doors leading through to conservatory and door to the side giving access to the rear garden, radiator.

CONSERVATORY 12' 6" x 13' 2" (3.82m x 4.02m) UPVC framed with French doors giving access to the garden, laminate flooring, radiator.

LANDING Double glazed window to the side elevation, radiator.

BEDROOM ONE 9' 8" x 12' 6" (2.97m x 3.83m) Double glazed window to the rear elevation, radiator.

BEDROOM TWO 6' 11" x 6' 1" (2.12m x 1.87m) Double glazed window to the front elevation, radiator.

BEDROOM THREE 6' 11" x 9' 2" (2.12m x 2.81m) Double glazed window to the rear aspect, radiator.

BATHROOM White suite comprising; low level WC, hand wash basin and bath, double glazed window to the front elevation, chrome heated towel rail.

EXTERIOR The property is approached via a driveway

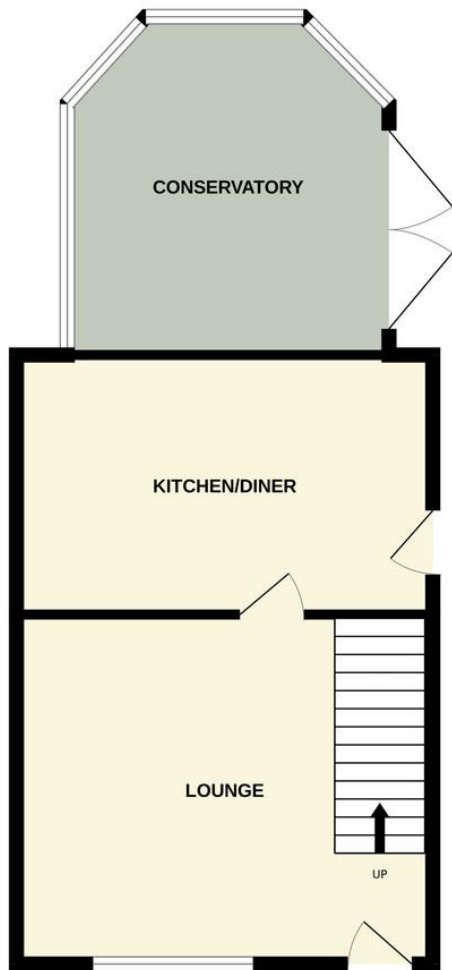
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>84</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		



which provides parking for one vehicle. A side gate leads through to an impressive garden which extends to the side and rear of the property and offers paved patio, lawned garden and garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## 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.