



## 21 Abbey Road

Abbey Hulton, Stoke-On-Trent, ST2 8AX

Steve Martin once said, "Be so good, they can't ignore you!", that couldn't be anymore suited to this gorgeous semi detached property on Abbey Road. Not only is this property good, it is stunningly beautiful, superbly spacious and one you will not be able to ignore! Elegantly maintained by its current owners the accommodation on offer comprises a snug lounge with bay window and multi fuel log burner, large modern kitchen, extended into the dining room, three bedrooms and a contemporary family bathroom. Externally the property benefits from ample off road parking to the front with a large gravelled driveway. To the rear the garden is fully enclosed and laid with lawn and two large patio seating areas. Located in the popular area of Abbey Hulton close to local amenities, schooling and commuter links to the main town centre. So don't let this property be ignored, make it yours for the taking! Call today to book a viewing.

**£155,000**



# 21 Abbey Road

Abbey Hulton, Stoke-On-Trent, ST2 8AX



- STUNNING SEMI DETACHED PROPERTY
- OPEN PLAN MODERN FITTED KITCHEN & SEPERATE DINING SPACE
- AMPLE OFF ROAD PARKING
- EARLY VIEWING A MUST
- BEAUTIFULLY MAINTAINED THROUGHOUT
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LOUNGE WITH MUTLI FUEL LOG BURNER
- CONTEMPORARY FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES

## GROUND FLOOR

### Entrance Hall

4'2" x 4'2" (1.29 x 1.28)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Tiled flooring and vertical height radiator.

### Lounge

16'10" x 13'8" (5.15 x 4.19)

A double glazed bay window over looks the front aspect. Fireplace housing multi fuel log burner. Television point and radiator. Under stairs storage cupboard.

### Open Plan Kitchen/Diner

#### Kitchen

13'6" x 9'1" (4.14 x 2.77)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven and hob with cooker hood above and fridge/freezer, Space and plumbing for washing machine. Ladder style radiator.

### Storage Cupboard/Utility Space

4'6" x 3'0" (1.39 x 0.92)

Space for tumble dryer and fitted with shelving and work surface area.

### Dining Room

10'7" x 10'4" (3.24 x 3.15)

Two double glazed windows overlook the side aspects, coupled with double glazed patio doors leading out to the rear aspect and a side access door.

### Cloakroom

4'2" x 2'10" (1.28 x 0.88)

A double glazed window overlooks the side aspect. Fitted with a low level W.C. Radiator.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch and storage cupboard.

### Bedroom One

10'7" x 8'2" (3.24 x 2.50)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding doors. Television point and radiator.

### Bedroom Two

12'9" x 9'5" (3.90 x 2.88)

A double glazed window overlooks

the rear aspect. Storage cupboard housing central heating boiler. Radiator.

### Bedroom Three

9'4" x 7'5" (2.85 x 2.28)

A double glazed window overlooks the rear aspect. Television point and radiator.

### Bathroom

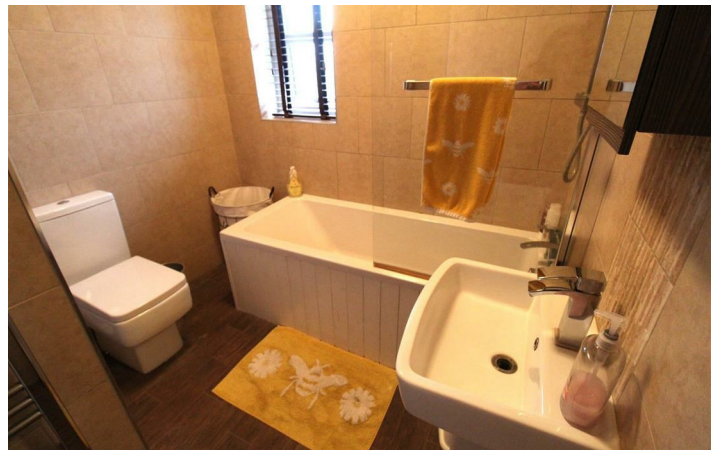
7'4" x 7'2" (2.24 x 2.20)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with waterfall shower over, low level W>C and wash hand basin. Fully tiled walls and extractor fan. Storage cupboard and ladder style towel radiator.

## EXTERIOR

To the front the property benefits from a large gravelled driveway with ample off road parking. To the rear the garden is fully enclosed with pannelled fencing and a side access gate. The rear garden has a large paved patio seating area with a paved pathway leading to a lawned area and a second patio area. Large storage shed with stable door and double glazed window. The storage shed has power and lighting.





Floor Plan



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.  
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