

Tranter Road, Abbey Hulton

OneAgency

01782 970222
hello@oneagencygroup.co.uk





Offers in Region of

£140,000

A three-bedroom semi-detached property situated in the residential area of Abbey Hulton, conveniently located for local amenities, schools and transport links. The accommodation comprises an entrance hall, spacious lounge/dining room, kitchen, ground-floor bathroom and conservatory overlooking the rear garden. To the first floor are three bedrooms, together with useful storage facilities. Externally, the property benefits from off-road parking, a detached garage and garden areas. Offered for sale with no upward chain, the property provides an excellent opportunity for buyers seeking a three-bedroom home with off-road parking and a garage.







Entrance Lobby

Door to front, stairs to first floor, radiator.

Lounge / Dining Room

Feature fireplace, radiator, sliding patio doors into conservatory, under stairs storage with double glazed window to front.

Conservatory

Door to side.

Kitchen

Double glazed windows to side and rear, door to rear, fitted kitchen with a range of wall, base and drawer storage units , sink and drainer unit with mixer tap, radiatr, part tiled walls.

Inner Hallway

Double glazed window to the side..

Bathroom

Double glazed window to the front, radiator, bath with shower attachment to taps and separate wall-mounted electric shower, wash hand basin, WC and tiled walls.

Landing

Double glazed window to the front, access to loft.

Bedroom 1

Double glazed window to the rear, radiator. walk in storage area with window to the front and boiler.

Bedroom 2

Double glazed window to the rear and side, radiator.

Bedroom 3

Double glazed window to the front, radiator.

Outside

Off road parking, detached garage, good sized plot.

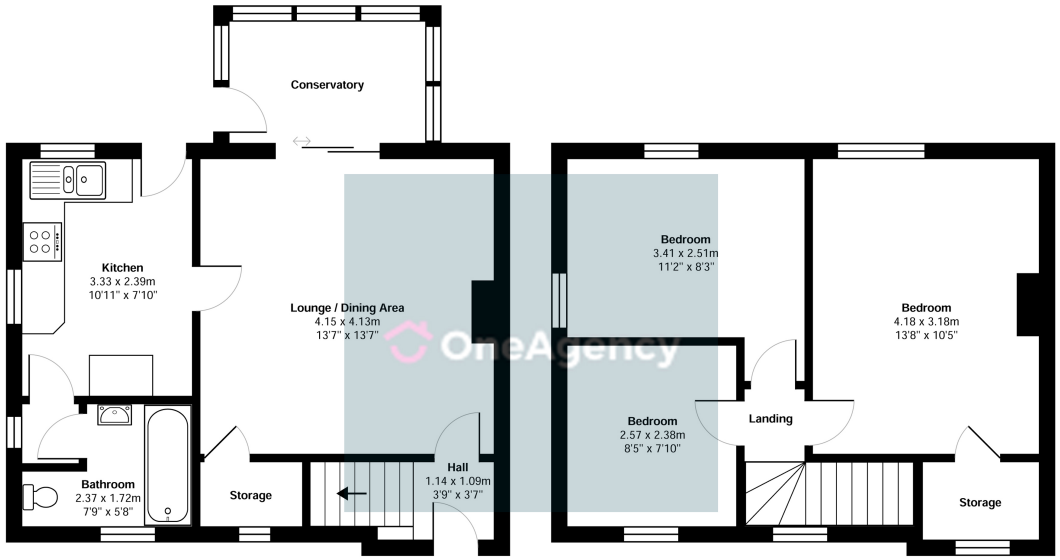
Agents Notes

Restrictive Covenants: The property is subject to restrictive covenants relating to residential use, alterations and general upkeep. Further details, including a copy of the transfer document, are available upon request. Prospective purchasers are advised to seek clarification from their solicitor regarding the terms and implications of these covenants.

Stoke on Trent Council Tax Band A

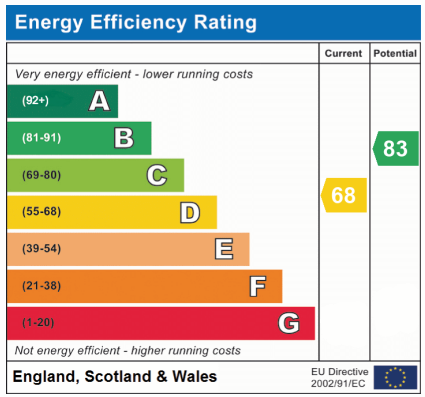
Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



Ground Floor **First Floor**

All measurements are approximate and for display purposes only



OneAgency, Stone House 55 Stone Road Business Park, Stoke-on-Trent, ST4 6SR
01782 970222
hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. Not to scale.
In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.