

Fishpond Way Abbey Hulton Stoke-On-Trent ST2 8DE



Offers In The Region Of £125,000

Don't miss out on this fantastic opportunity -
If you're after a Bungalow, this one you must see -
SEMI DETACHED with TWO BEDROOMS and NO UPWARD CHAIN -
Spacious lounge/diner, fitted kitchen and shower room it does contain -
There's plenty of parking and garage at the rear -
Plus with gardens to the front and rear I'm sure you will cheer!
If it sounds like this property is right up your street
Call us to view and at the property we will meet!

This semi-detached bungalow presents an excellent investment opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property offers a comfortable living space that is ripe for updating and modernisation.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen, while in need of some updating, provides a functional area for culinary pursuits. The bungalow also features a convenient shower room, catering to the needs of modern living.

One of the standout features of this property is the conservatory, which invites natural light and offers a serene space to relax and enjoy the views of the surrounding gardens. The front and rear gardens provide ample outdoor space for gardening enthusiasts or for those who simply wish to enjoy the fresh air.

Additionally, the property boasts off-road parking and a carport, ensuring that your vehicles are secure and easily accessible. The peaceful location in a cul-de-sac enhances the appeal, making it an ideal choice for families or retirees seeking a quiet neighbourhood.

In summary, this semi-detached bungalow on Fishpond Way is a promising project for anyone looking to invest in a property with great potential. With its desirable location and ample space, it is an opportunity not to be missed.

Entrance Hallway

Upvc door and double glazed windows.

Kitchen

11'0" narrowing to 7'11" x 8'7" (3.37 narrowing to 2.43 x 2.62)

Fitted kitchen with a range of wall mounted units, worktops incorporating cupboards below. Space for cooker. Part tiled splash backs. Double glazed window and Upvc door to the side aspect. Heated towel rail. Access to a useful storage cupboard.

Lounge/Diner

17'0" x 11'7" narrowing 10'1" (5.19 x 3.55 narrowing 3.09)

Double glazed window to the front aspect. Feature surround. Radiator and electric heater.

Inner Hallway

Cupboard housing gas central heating boiler.

Shower Room

6'6" x 5'11" (2.00 x 1.81)

Suite comprises, shower cubicle housing Triton shower, vanity wash hand basin and low level WC. Double glazed window.



Bedroom One

Double glazed window.



Bedroom Two

Double glazed window. Door with access into the conservatory.



Conservatory

Double glazed windows. Door access into the rear garden.

Externally

Gardens to the front and rear. Driveway providing off road parking. Carport and access suitable for a smaller width vehicle to the garage.

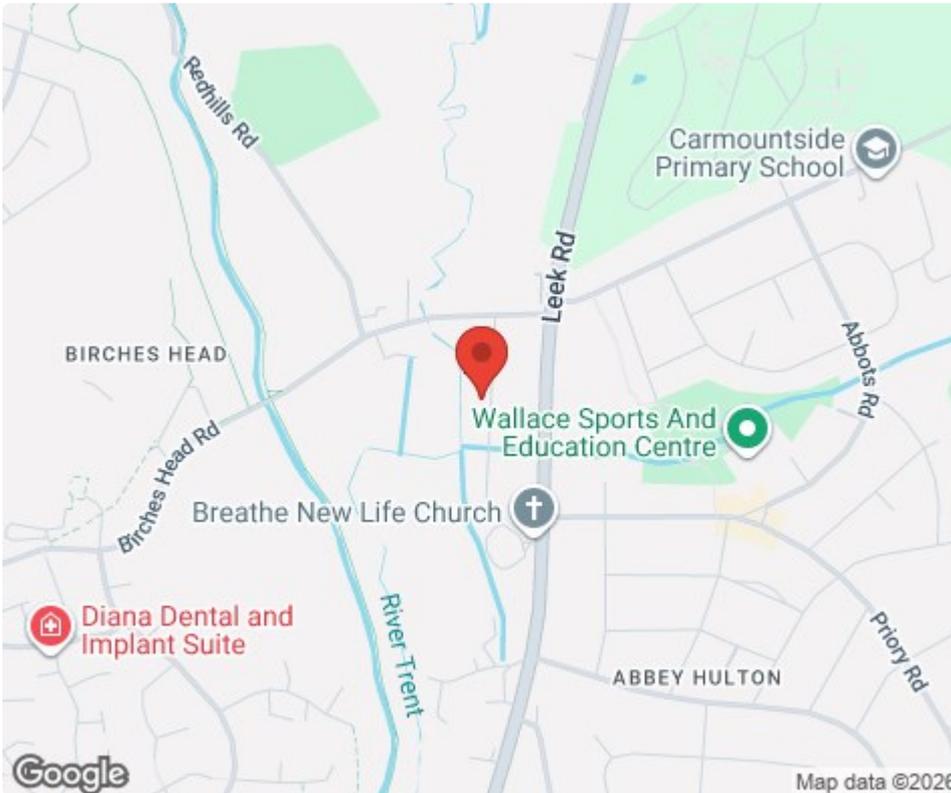


Approx Gross Internal Area
73 sq m / 783 sq ft



Floorplan

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: Freehold
Council Tax Band: B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.