

Trinity Place Abbey Hulton Stoke-On-Trent ST2 8LX



Offers In The Region Of £140,000

Trinity Place, Abbey Hulton, Stoke-On-Trent, ST2 8LX

In Trinity Place, a home with charm
A modern lounge cosy and warm
A multi fuel burner , kitchen diner too
With space and potential for something new.
Light and airy rooms , bedrooms bright
A contemporary bathroom fresh and light.
Then step outside to a garden of grace
With mature fruit trees creating a peaceful space.
Apples and grape vines , seasons to share
A home full of promise , with potential everywhere.
Step inside with excitement and delight , to check if this home sits just right.

Entrance Hallway

UPVC entrance door and two windows to the front , wooden effect laminate flooring , stairs off to first floor , UPVC door leading out into rear garden.

Lounge

UPVC double glazed windows to the front and rear , brick built inset fireplace housing multi fuel log burner , tiled hearth , media wall with inset lighting , cast iron radiator.



Kitchen

UPVC double glazed window to the rear and side , stainless steel sink unit housing a range of eye and base units with work tops over, tiled splashbacks , space for cooker , washing machine and fridge freezer , radiator.



Landing

Loft access

Master Bedroom

UPVC double glazed window to side and rear, storage cupboard , radiator.



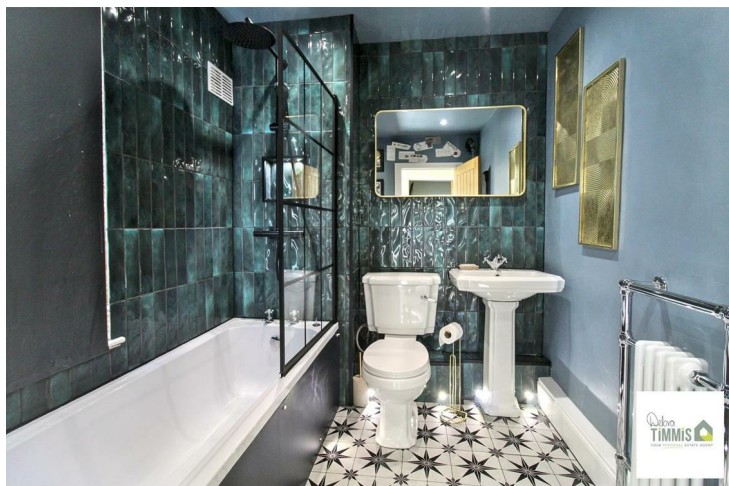
Bedroom Two

UPVC double glazed window to the rear , radiator.



Bathroom

Window to the front , contemporary suite comprising of lo level WC , pedestal wash hand basin and bath with shower over , part tiled walls , tiled floor, extractor fan , feature radiator incorporating heated towel rail.



External

To the front of the property is steps leading to a garden area laid to lawn. The rear of the property has a larger than average garden laid to lawn with fruit trees including apples, plums and grapes. Ideal for summer playdates or alfresco dining.





Tenure: Freehold
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC