



Offers in Excess of £210,000

A mature three bedroom semi-detached property in the popular residential location of Bucknall. This property benefits from a generous position, detached garage with off road parking and front and rear gardens. The property is located within walking distance to local amenities, fantastic schools and has easy access to commuter links. An ideal starter home or for a growing family looking to upsize. Viewing is highly advised. No Chain!







Ground Floor

Porch

UPVC door, double glazed window and tiled flooring.

Hallway

A double glazed window, radiator and carpet flooring.

Lounge/Diner

 $8.27m \times 3.18m (27' 2" \times 10' 5")$ A double glazed window to the front, sliding door to the rear garden, gas fireplace, radiators and carpet flooring.

Kitchen

5.59m x 1.45m (18' 4" x 4' 9") A range of wall and base units with worktops, sink basin with mixer tap, space for a cooker, plumbing for a washing machine, double glazed windows, side door, radiator and vinyl flooring.

First Floor

Bedroom One

 $3.32m \times 3.17m$ (10' 11" x 10' 5") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

 $3.94m \times 2.81m$ (12' 11" x 9' 3") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

Bedroom Three

2.22m x 1.80m (7' 3" x 5' 11") A double glazed window, radiator and carpet flooring.

Bathroom

2.30m x 1.79m (7' 7" x 5' 10") A bath, walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

External

Front - A paved driveway providing off road parking, front garden with paved and lawned garden.

Rear - A paved patio area, lawned section and mature shrub borders and part fenced.

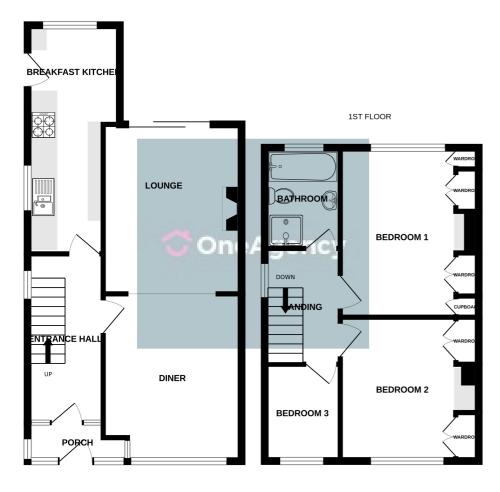
Detached Garage

5.77m x 2.89m (18' 11" x 9' 6") An up and over door, lighting and electric power with window.

AGENTS NOTES

The council tax band is B. The local authority is Stoke-on-Trent.

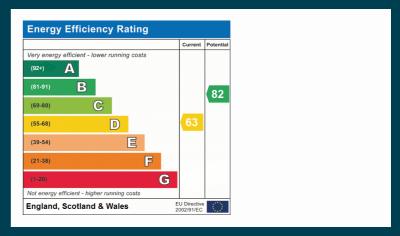
GROUND FLOOR



Whits very attempt has been made to ensure the accuracy of the foorpian contained here, measurements of doors, windows, crome and any private tiens are appointed and no responsibility in select fine any entry, 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 been tested and no guarantee as to their operability or efficiency can be given.

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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.