



George Treglown
Grove, Bucknall,
Stoke-on-Trent



OneAgency

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Offers in Region of £160,000

A modern two bedroom semi-detached property in the popular location of Bucknall. The property benefits from off road parking, ground floor W/C, french doors in the lounge and two spacious bedrooms. The property would be ideally suited to both first time buyers and investors. Located close to amenities, commuter links and fantastic schools. Viewing is highly advised!





Ground Floor

Hall

Composite front door, radiator and carpet flooring.

Kitchen

3.65m x 3.03m (12' 0" x 9' 11") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, space for fridge/freezer, radiator, double glazed window and vinyl flooring.

W/C

A low level W/C, hand wash basin, radiator and vinyl flooring.

Lounge

3.99m x 3.63m (13' 1" x 11' 11") French doors to the rear garden, grey stylish radiator and carpet flooring.

First Floor

Bedroom One

3.99m x 2.66m (13' 1" x 8' 9") A double glazed window, radiator and carpet flooring.

Bedroom Two

3.99m x 2.55m (13' 1" x 8' 4") Double glazed windows, radiator and carpet flooring.

Bathroom

2.01m x 1.93m (6' 7" x 6' 4") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window, part tiled walls and vinyl flooring.

External

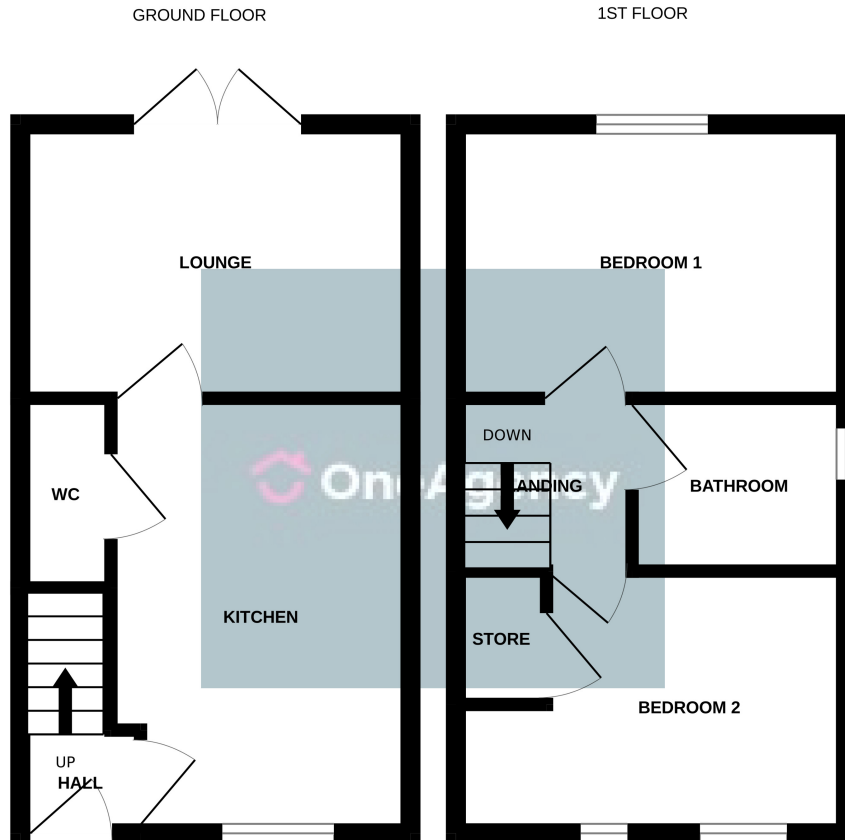
Front - A tarmac driveway for off road parking.

Rear - A paved patio area and lawned garden, gated access with fenced borders.

AGENTS NOTES

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





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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