



Ruxley Road,  
Bucknall

 **OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)





# Offers in Excess of £125,000

A very well presented, mid terrace cottage, which is offered with NO CHAIN involvement. The property offers spacious living accommodation, with the added benefit of a large first floor En-suite shower room in addition to the ground floor bathroom. The front offers a garden with artificial lawn and a good sized decking area with far reaching views. Viewing of this property is highly recommended to appreciate the accommodation on offer.





## Ground Floor

### Entrance Porch

Small uPVC double glazed entrance porch

### Open Plan Living / Dining

Double glazed bay window to the front, Oak floors, radiator x2, stairs leading to first floor, double glazed French doors to the rear, gas fireplace with tiled surround, small understairs storage cupboard

### Kitchen

A mixture of wall, base and drawer units, gas hob with 4 rings and extractor fan above, sink and drainer unit, integrated dishwasher and fridge, double glazed window to side, radiator

### Utility

Boiler, door to side, access to loft

### Bathroom

Jacuzzi bath, W/C, wash hand basin, tiled floor and walls, double glazed frosted window to side, radiator

## First Floor

### Bedroom One

Fitted wardrobes, double glazed window to rear, radiator

### En-Suite

Tiled walls, vinyl flooring, wash hand basin, W/C, shower cubicle with screen, radiator and heated towel rail, double glazed frosted window to rear

### Bedroom Two

Double glazed window to front, radiator, access to boarded loft area.

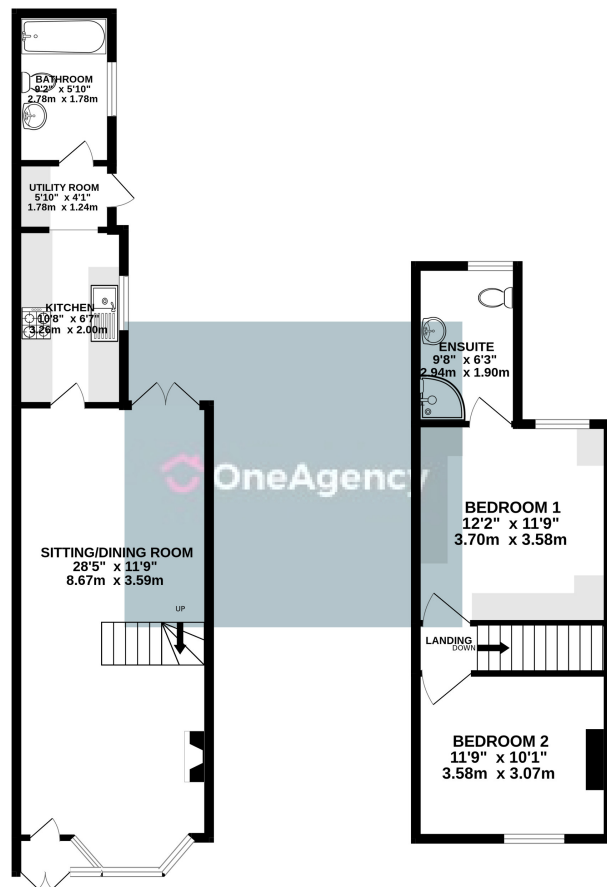
### Externally

Tiered garden to the front with artificial turf, decking area and gravel area, timber shed, small paved yard to the rear

### Agents Notes

Stoke on Trent City Council - Council Tax Band A

The title plan online shows the area included. The area outlined in Green is not included.



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.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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.