



Barry Avenue, Bucknall,  
Stoke-on-Trent



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# Offers in Excess of £165,000

A very well presented, traditional semi detached house, located in a popular residential location within close proximity to Bucknall Park. The property benefits from a large rear garden, extended accommodation to the rear and ample off road parking to the front. Viewing is highly recommended to appreciate this superb property.





## Ground Floor

### Entrance Lobby

Front door, radiator and stairs to the first floor.

### Living/Dining Room

Living Area 3.32m x 4.04m (10' 11" x 13' 3") A double glazed window to the front, feature fireplace with gas cold effect fire radiator, french doors into breakfast kitchen.

Dining Area 3.19m x 2.17m (10' 6" x 7' 1")

### Breakfast Kitchen / Family Room

Kitchen Area 3.17m x 3.04m (10' 5" x 10' 0")

Extended Breakfast Kitchen/Family Room  
4.58m x 2.89m (15' 0" x 9' 6")

Fitted with range of wall base and drawer storage units fitted, electric hob, fitted double oven, wall mounted Worcester boiler, integral fridge and freezer, tiled floor, part tiled walls, two radiators, under stairs area, side double glazed windows and French doors to rear garden, integral fitted tumble dryer, washing machine and dishwasher.

### Landing

Access to loft, double glazed frosted window to side.

## Bedroom One

3.61m x 2.92m (11' 10" x 9' 7") Double glazed windows to the front, radiator and fitted range of wardrobes.

## Bedroom Two

3.20m x 2.44m (10' 6" x 8' 0") Double glazed window to rear and radiator.

## Bathroom

2.30m x 1.73m (7' 7" x 5' 8") A white suite comprising of a panel bath, WC, hand wash basin, separate shower cubicle with electric shower, part tiled walls, towel rail and tiled flooring.

## External

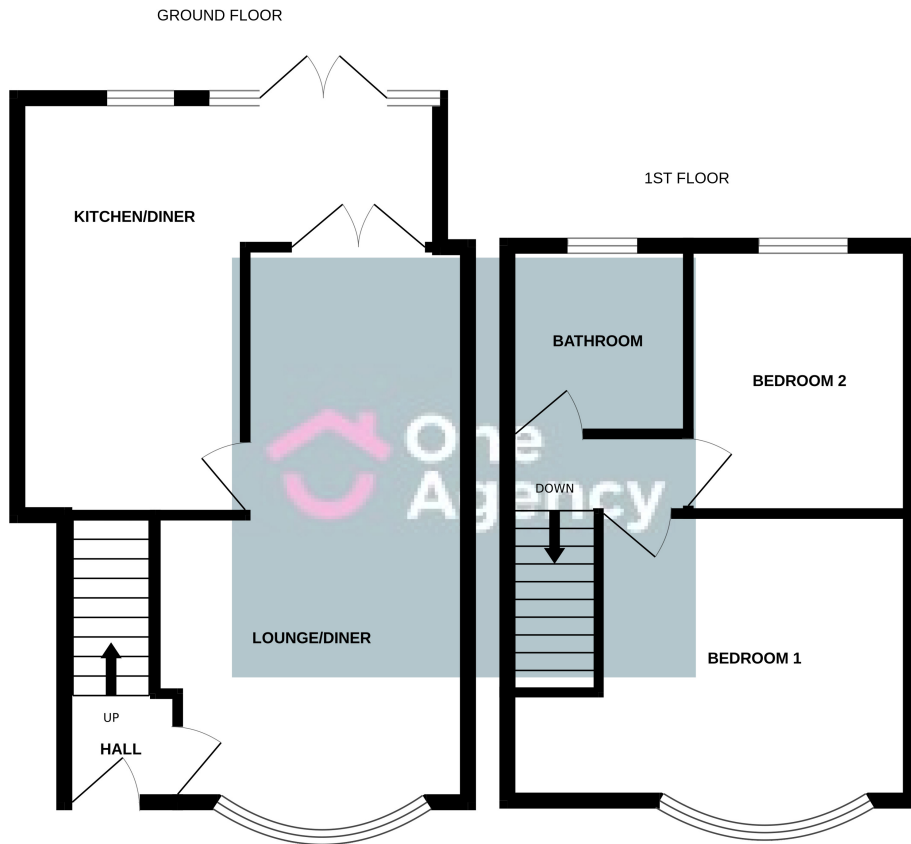
Front - A paved driveway providing off road parking for two vehicles.

Rear - Substantial rear garden with large shed.

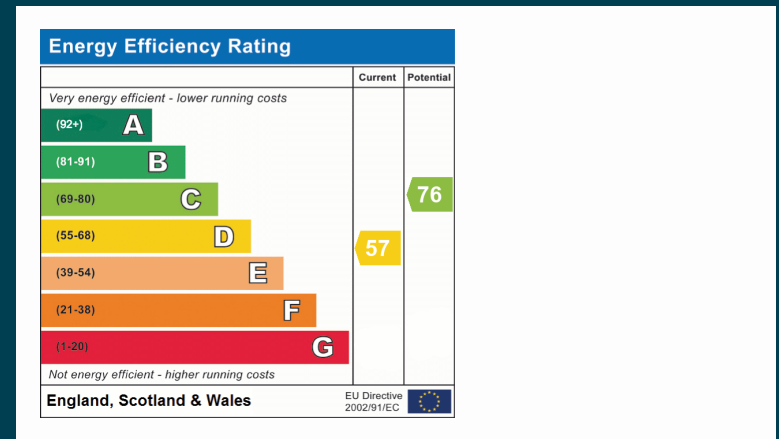
## AGENTS NOTES

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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