



Werrington Road,  
Bucknall




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# Offers in Region of £197,999

A recently renovated three bedroom semi-detached property in the popular location of Bucknall. The property benefits from an en-suite to the master bedroom, ground floor shower room, newly fitted kitchen and sit out area on the garage. Located close to Hanley City Centre, fantastic commuter links nearby and schools. An ideal first time buy or upsize property. Viewing is highly advised. No Chain!



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## Ground Floor

### Hall

Entered through the front door, radiator and carpet flooring.

### Shower Room

2.31m x 2.00m (7' 7" x 6' 7") A walk in wet room shower, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and tiled flooring.

### Lounge/Diner

6.74m x 3.34m (22' 1" x 10' 11") A double glazed bay window to the front, double glazed window to the rear, two radiators and carpet flooring.

### Kitchen

2.51m x 2.13m (8' 3" x 7' 0") A range of wall and base units with worktops, stainless steel sink basin with chrome mixer tap, integral oven with gas hob and hood over, Worcester combi boiler, double glazed windows, radiator and tiled flooring.

## First Floor

### Bedroom One

3.39m x 2.32m (11' 1" x 7' 7") A double glazed bay window, fitted wardrobe units, radiator and carpet flooring.

### En Suite

1.52m x 1.49m (5' 0" x 4' 11") A walk in shower unit, hand wash basin, low level W/C, chrome towel radiator and tiled flooring.

### Bedroom Two

2.76m x 2.34m (9' 1" x 7' 8") A double glazed window, radiator and carpet flooring.

### Bedroom Three

1.91m x 1.87m (6' 3" x 6' 2") A double glazed window, radiator and carpet flooring.

### External

Front - Steps leading to the front door and lawned section.

Rear - A patio area, steps leading to lawn and further lawned garden with shrub borders.

### Detached Garage

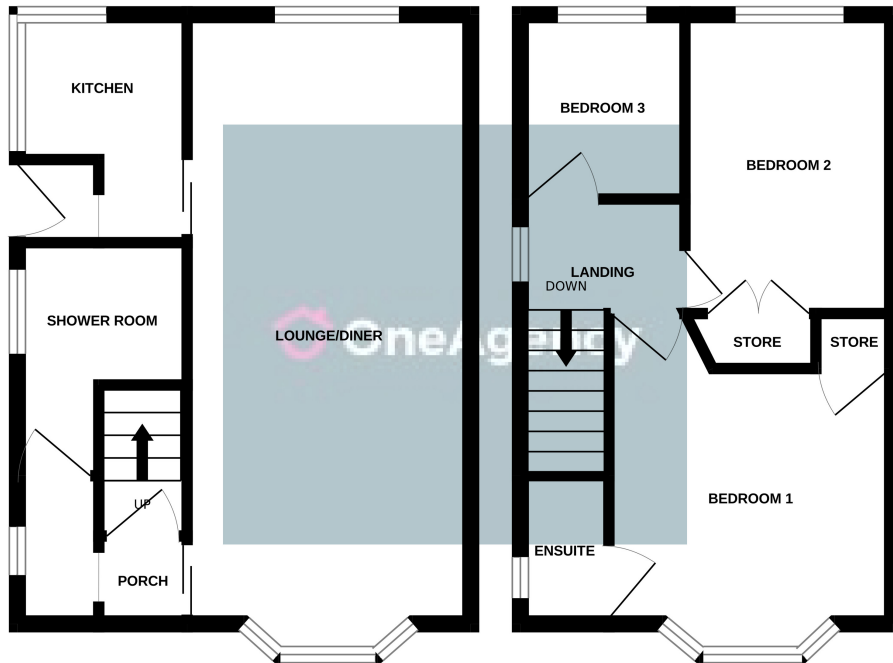
4.61m x 2.83m (15' 1" x 9' 3") Wooden double doors.

### AGENTS NOTES

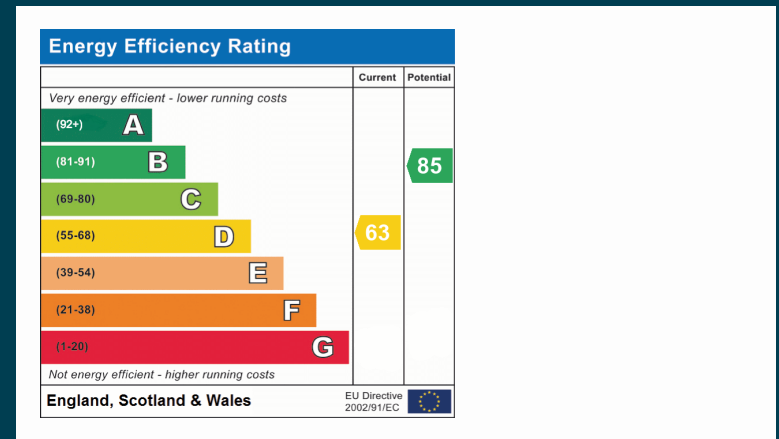
The council tax band is B. The local authority is Stoke-on-Trent.

GROUND FLOOR

1ST FLOOR



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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