



Ruxley Road,  
Bucknall

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# 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

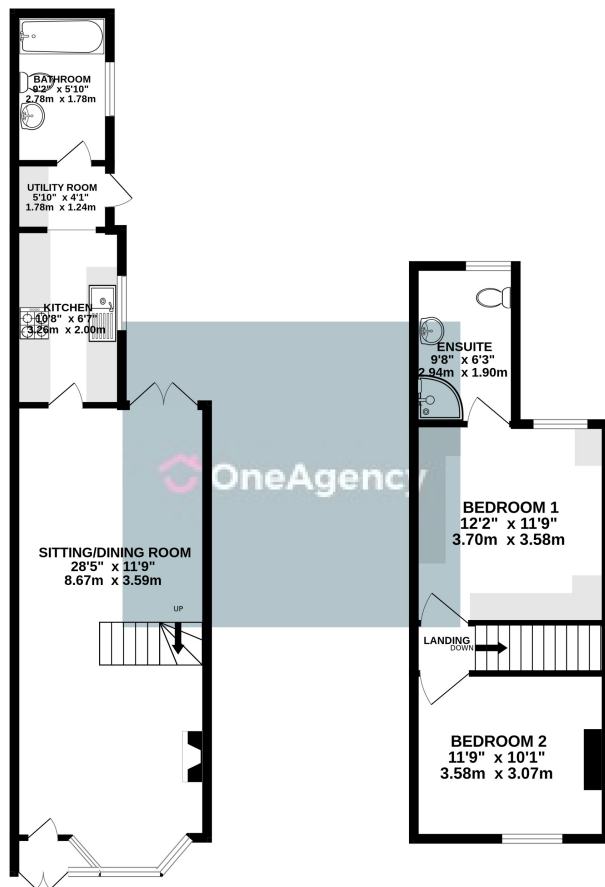
Double glazed window to front, radiator, access to boarded loft area.

### Externally

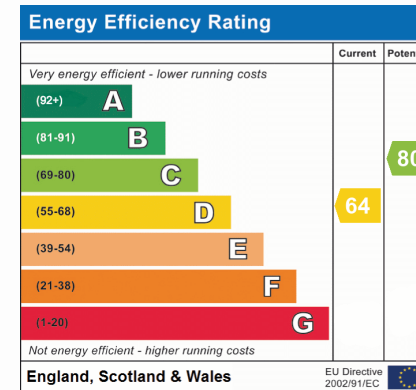
Tiered garden to the front with artificial turf, decking area and gravel area, timber shed, small paved yard to the rear

### Agents Notes

Stoke on Trent City Council - Council Tax Band A



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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