



Ruxley Road,
Bucknall



OneAgency

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Offers in Excess of £50,000

CASH OFFERS are invited for this end of terrace property. The property is conveniently located for access into Hanley City Centre and is considered an outstanding investment opportunity.





Ground Floor

Hallway

Entered through the front door, under stair storage space, radiator and carpet flooring.

Reception Room

3.24m x 3.20m (10' 8" x 10' 6") A double glazed window to the front, radiator and carpet flooring.

Kitchen

4.10m x 3.29m (13' 5" x 10' 10") A range of wall and base units with worktops, steel sink basin, space for a free standing cooker, plumbing for a washing machine, space for a fridge/freezer and table and chairs, lobby space with storage and access to rear of the property, radiator and vinyl flooring.

Bathroom

1.91m x 1.79m (6' 3" x 5' 10") A white suite with a bath and overhead shower, pedestal hand wash basin, low level w/c, storage space, radiator, double glazed window and vinyl flooring.

First Floor

Bedroom One

4.94m x 3.19m (16' 2" x 10' 6") A double glazed window to the front, radiator and carpet flooring.

Bedroom Two

3.30m x 3.23m (10' 10" x 10' 7") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

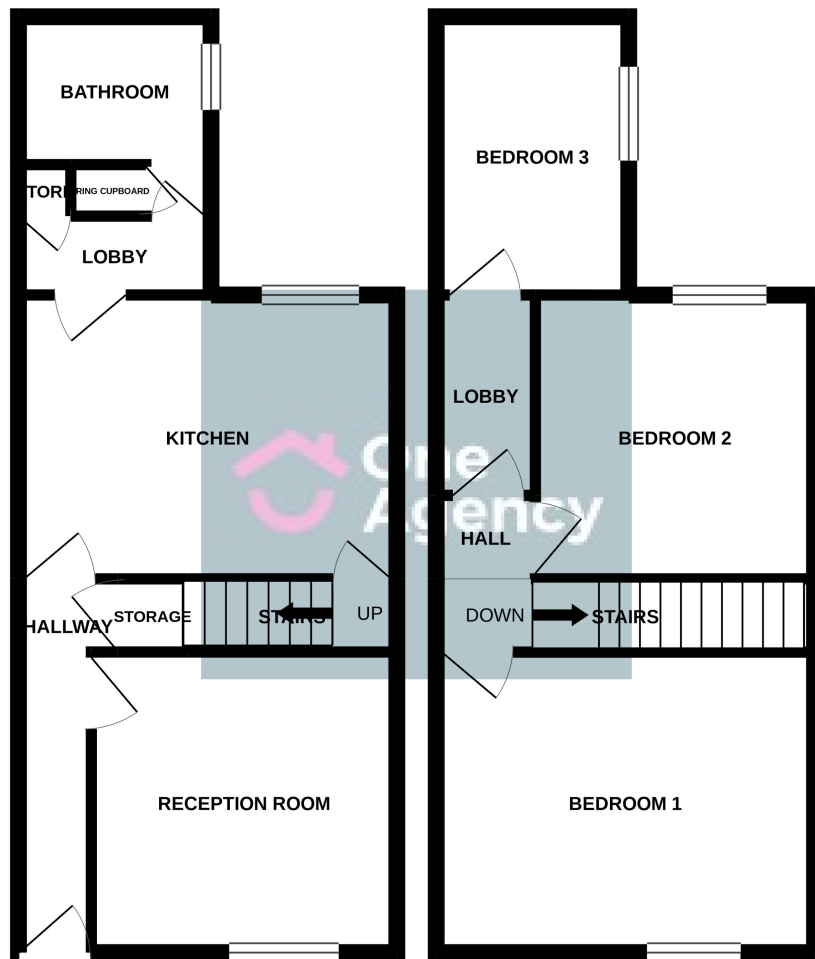
3.58m x 1.89m (11' 9" x 6' 2") A double glazed window to the side, radiator and carpet flooring.

External

A paved yard to the rear for seating, further pebbled area with plenty of space for a shed.

Agents Notes

We understand the gable wall of the property is of single skin construction and is therefore unlikely to be suitable for buyers requiring mortgage finance.



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 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(56 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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