



George Steele
Avenue, Bucknall



OneAgency

01782 970222

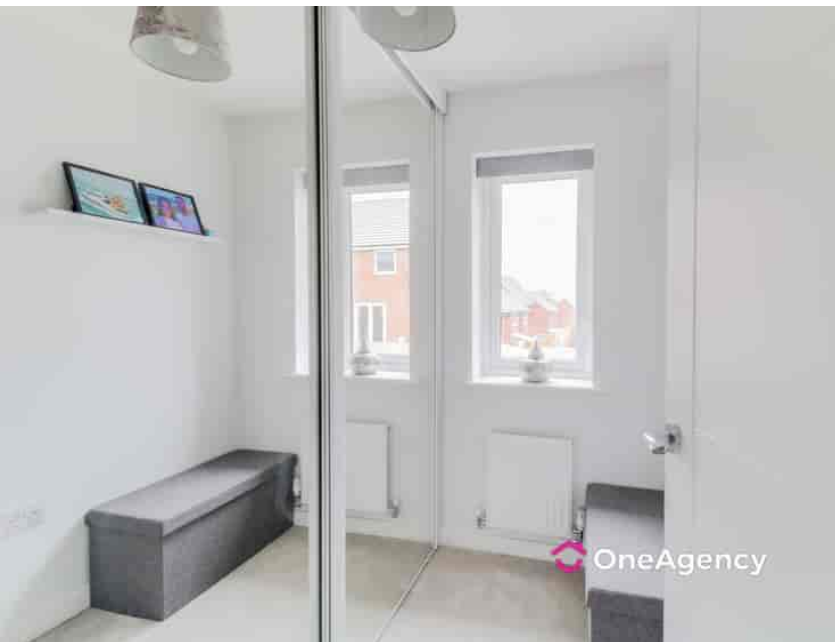
hello@oneagencygroup.co.uk



Offers in Excess of £180,000

A stunning SHOW HOME standard property on the popular Bucknall Grange development. The property is still within it's NHBC guarantee which is for ten years from the build date of 2019. The property has been considerably improved further by it's current owner and benefits from a high standard of presentation throughout, landscaped garden and off road parking. The property sits close to commuter links, amenities and primary/secondary schools. Ideally suited to first time buyers who can move straight in! Viewing is highly advised! Call to book your viewing now to avoid disappointment once it's sold!





Ground Floor

Hall

2.25m x 1.12m (7' 5" x 3' 8") Entered through the composite front door, radiator and carpet flooring.

Guest W/C

1.44m x 0.96m (4' 9" x 3' 2") A low level guest W/C, hand wash basin, radiator, double glazed window and vinyl flooring.

Kitchen/Diner

3.54m x 3.02m (11' 7" x 9' 11") A range of gloss fitted wall and base units with worktops, stainless steel sink basin, integral oven and electric hob, integral fridge/freezer, dishwasher and washing machine, radiator, double glazed window and vinyl flooring.

Lounge

4.49m x 3.56m (14' 9" x 11' 8") French doors leading to the rear garden, radiator, storage cupboard and carpet flooring.

First Floor

Bedroom One

4.50m x 2.93m (14' 9" x 9' 7") Two double glazed windows, storage cupboard, radiator and carpet flooring.

Bedroom Two

2.98m x 2.57m (9' 9" x 8' 5") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.02m x 1.83m (6' 8" x 6' 0") A double glazed window, fitted wardrobe unit, radiator and carpet flooring.

Bathroom

2.58m x 1.64m (8' 6" x 5' 5") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, radiator and vinyl flooring.

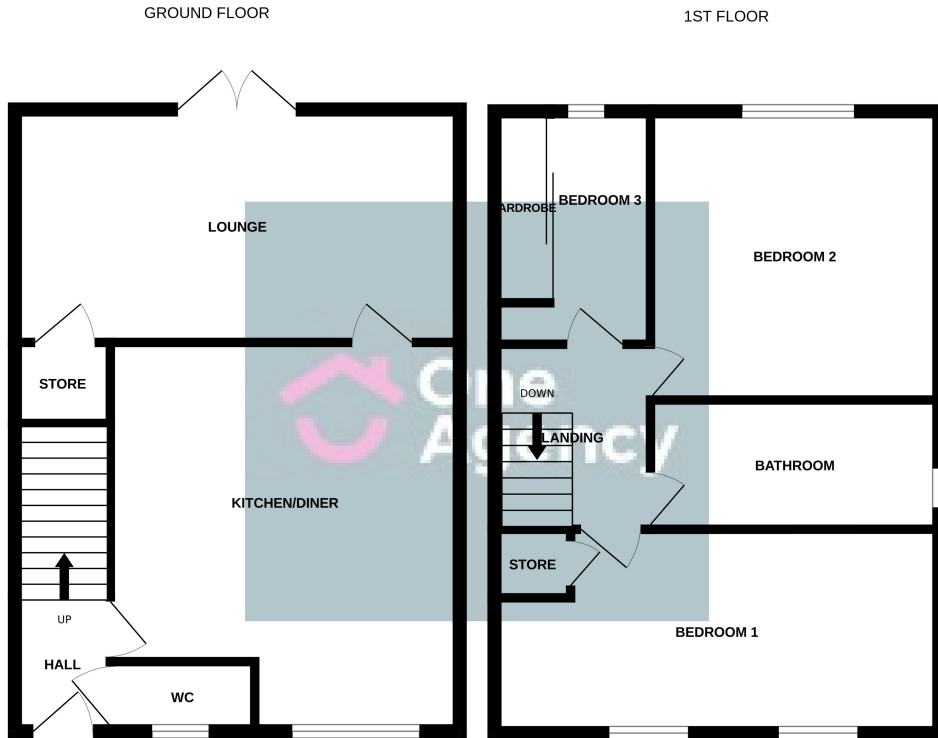
External

Front - A tarmac driveway providing off road parking for multiple vehicles.

Rear - A grey indian stone patio area, sleeper borders leading to artificial turf and space for a shed/garden furniture with gated access to the side of the property.

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.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.