



Werrington Road,  
Bucknall



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



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# £110,000

This well-presented mid-terrace property with a rear garden is considered an ideal opportunity for both first-time buyers and buy-to-let investors. The accommodation comprises an open-plan living and dining area and a fitted kitchen to the ground floor. To the first floor there are two bedrooms, including a spacious main bedroom, along with a generously sized family bathroom. The property is conveniently located close to Bucknall Park and offers easy access to Hanley City Centre, as well as a range of local shops, amenities, and transport links. Early viewing is highly recommended.



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## Open plan living / dining room

### Living Area

Double glazed window to the front, radiator, laminate floor, multi fuel burner.

### Dining Area

Double glazed window to the rear, laminate floor, radiator, stairs to first floor, access to cellar.

### Kitchen

Double glazed windows to rear and side, door to side, fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, plumbing for washing machine, plumbing dishwasher, built in fridge freezer, tiled floor, part tiled walls, access to shared passage leading to the front.

### Landing

Access to loft, built in storage.

### Bathroom

Bathroom suite comprising of panelled bath, WC, pedestal wash hand basin and separate shower cubicle with electric shower. Heated towel rail, fitted storage area with Ideal combination boiler.

### Bedroom 1

Double glazed window to the front, radiator.

### Bedroom 2

Double glazed window to the rear, radiator.

### Outside

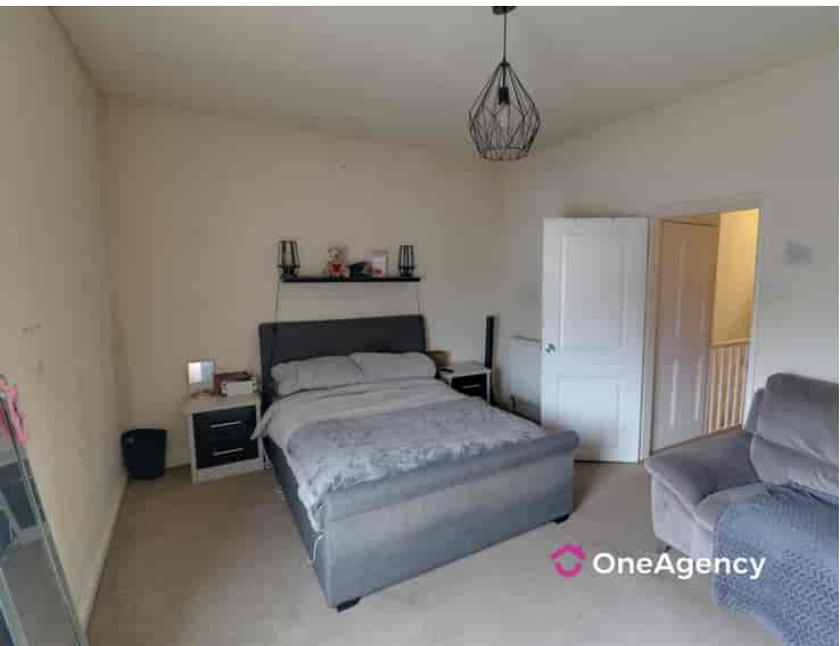
Rear garden with useful outbuildings.

### Agents Notes

Stoke on Trent council tax band A.

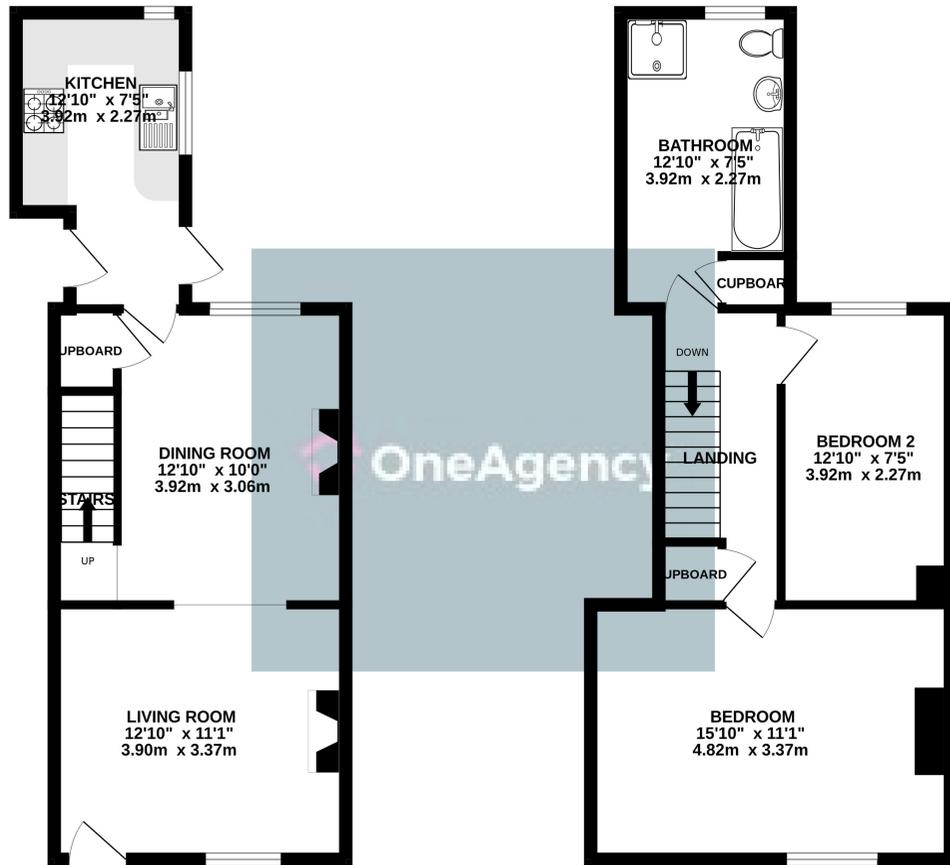
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All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

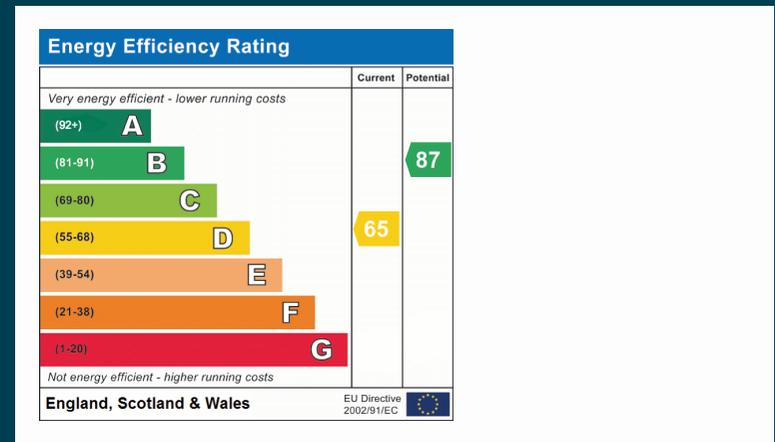


GROUND FLOOR

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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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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