



Birchgate Grove,  
Bucknall

 **OneAgency**

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# Offers in Excess of £198,000

A mature three bedroom semi-detached property in the popular residential location of Bucknall. This property benefits from a generous position, detached garage with off road parking and front and rear gardens. The property is located within walking distance to local amenities, fantastic schools and has easy access to commuter links. An ideal starter home or for a growing family looking to upsize. Viewing is highly advised. No Chain!





## Ground Floor

### Porch

UPVC door, double glazed window and tiled flooring.

### Hallway

A double glazed window, radiator and carpet flooring.

### Lounge/Diner

8.27m x 3.18m (27' 2" x 10' 5") A double glazed window to the front, sliding door to the rear garden, gas fireplace, radiators and carpet flooring.

### Kitchen

5.59m x 1.45m (18' 4" x 4' 9") A range of wall and base units with worktops, sink basin with mixer tap, space for a cooker, plumbing for a washing machine, double glazed windows, side door, radiator and vinyl flooring.

## First Floor

### Bedroom One

3.32m x 3.17m (10' 11" x 10' 5") A double glazed window, fitted wardrobe units, radiator and carpet flooring.



### Bedroom Two

3.94m x 2.81m (12' 11" x 9' 3") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

### Bedroom Three

2.22m x 1.80m (7' 3" x 5' 11") A double glazed window, radiator and carpet flooring.

### Bathroom

2.30m x 1.79m (7' 7" x 5' 10") A bath, walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

### External

Front - A paved driveway providing off road parking, front garden with paved and lawned garden.

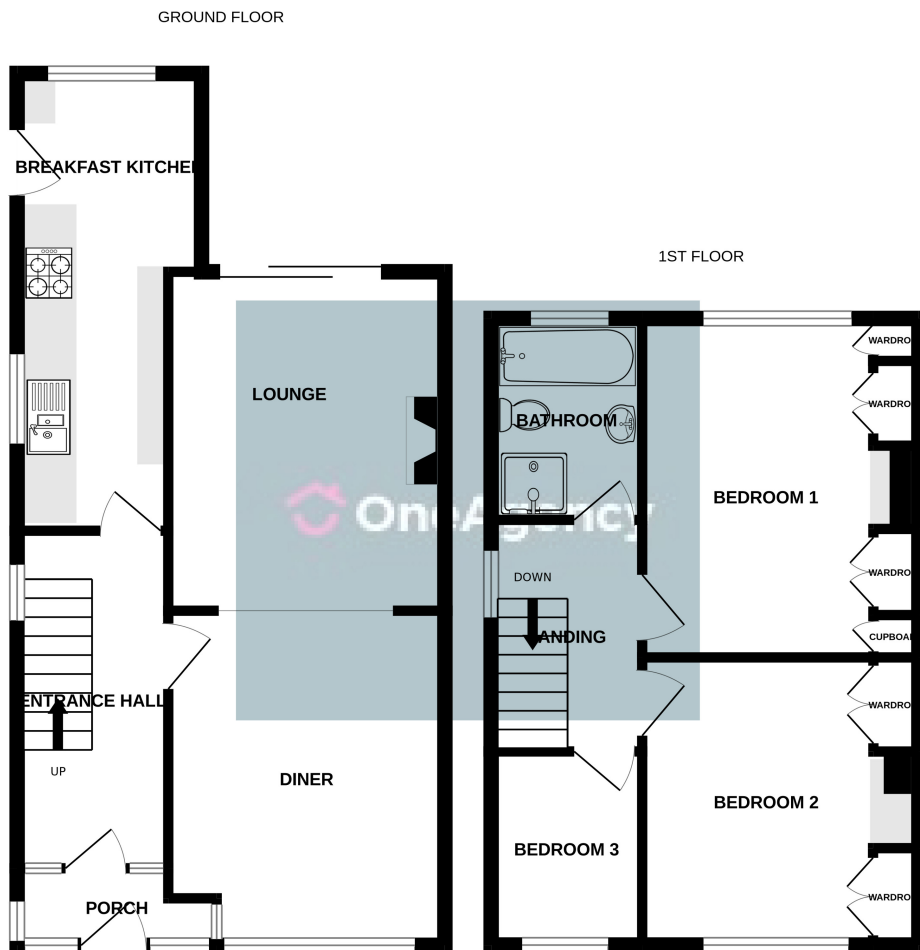
Rear - A paved patio area, lawned section and mature shrub borders and part fenced.

### Detached Garage

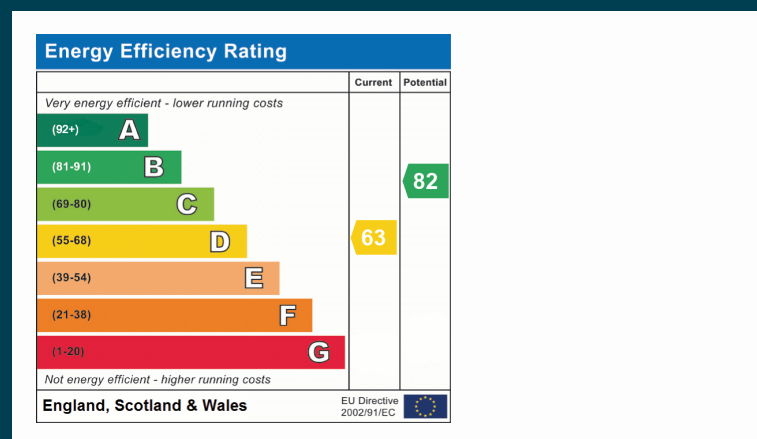
5.77m x 2.89m (18' 11" x 9' 6") An up and over door, lighting and electric power with window.

### 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 9/2024



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