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HERE TO GET *you* THERE

**Tansey Close, Bucknall, Stoke-on-Trent ST2 9QX**



# Tansey Close, Bucknall, Stoke-on-Trent ST2 9QX

## Offers In Excess Of: £190,000

Hunters Estate Agents are pleased to present to market this immaculate and spacious 3 bedroom detached family home!

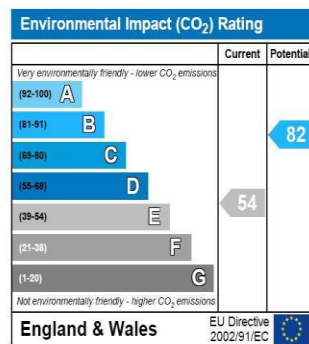
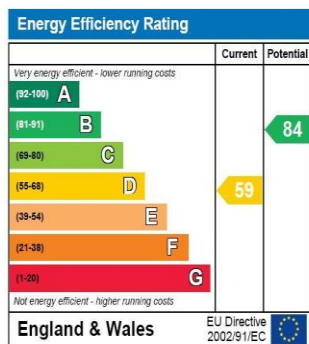
Situated in a quiet cul-de-sac location in the residential area of Bucknall boasting many local amenities and good road networks, the property benefits from many improvements and upgrades throughout by its current owners such as a new fitted Kitchen and Bathroom, and a new combination boiler with smart thermostat, and even solar panels for energy efficiency! The property is ready for any prospective buyer to pack up and move straight in!

The delightful accommodation comprises of Entrance Hall with Guest W.C., a beautiful and spacious Living Room, contemporary Kitchen/Breakfast Room with Dining Area and modern bifolding doors to the large Family Room extension at the rear of the property. Stairs lead to the First Floor Landing with access to 3 good-sized Bedrooms and a stunning new Family Bathroom!

The property boasts block-paved driveway providing off-road parking for several vehicles and provides secure gated access to the rear of the property.

The rear enclosed garden is low maintenance and mainly laid with paving, and has a decked patio area, great for entertaining guests and for sitting out enjoying the sun in the Summer months.

This lovely family home will surely not be around for long so book a viewing today to appreciate what this property has to offer and so you don't miss out!!!!



### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters Unit 2, Waterworld Festival Way, Stoke-On-Trent, Staffordshire, ST1 5PU | 01782 626522  
 stoke@hunters.com | www.hunters.com

**ENTRANCE HALL**

uPVC front door with uPVC double glazed window to front aspect, coving around ceiling, radiator, power points and stairs to first floor landing. Under stairs W/C.

**KITCHEN DINING ROOM**

uPVC double glazed window to rear aspect, coving around ceiling in the dining room. Tiled floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, plumbed for dishwasher, inset sink unit and side drainer, electric oven and hob with extractor hood, TV point and power points.

**LIVING ROOM**

uPVC double glazed window to front aspect, laminated laid wood style flooring, coving around ceiling, radiator, power points, TV and telephone points.

**FAMILY ROOM**

uPVC windows to side and rear aspect, double uPVC doors to the rear garden, 2 x skylights, range of wall and base units with roll top work surfaces, space for washer, space for dryer, tiled floor and power points.

**MASTER BEDROOM**

uPVC double glazed window to front aspect, radiator and power points and TV point. Fitted mirrored wardrobes.

**BEDROOM 2**

uPVC double glazed window to rear aspect, radiator, power points and TV point.

**BEDROOM 3**

uPVC double glazed window with a rear aspect, radiator, TV point and power points.

**FAMILY BATHROOM**

uPVC double glazed window to front aspect, 3 piece suite comprising of a P shaped bath with mixer tap and shower attachment, low flush WC and wash hand basin with vanity unit, fully tiled walls, extractor fan, heated towel rail and ceiling spotlights.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01782 626522

**OPENING HOURS:**

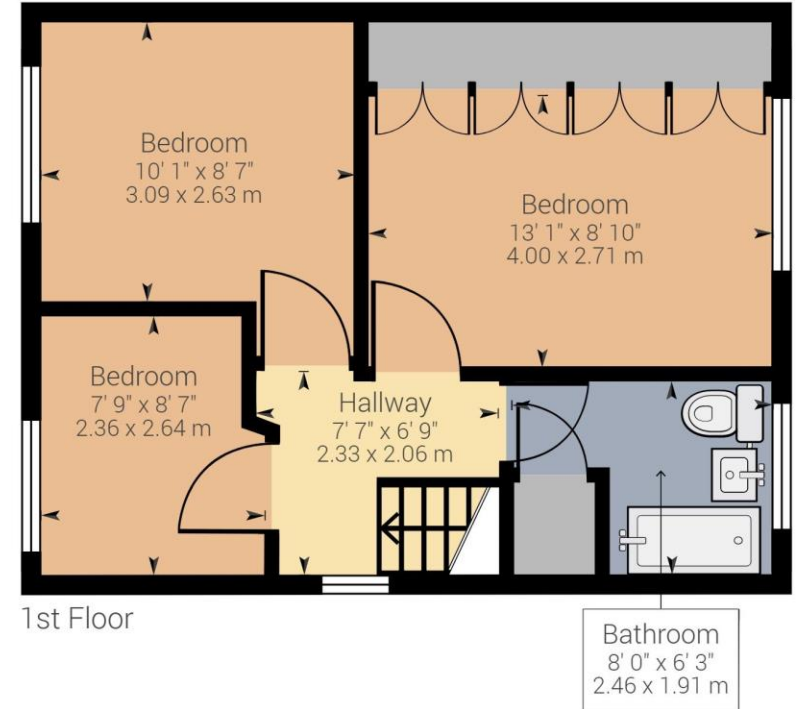
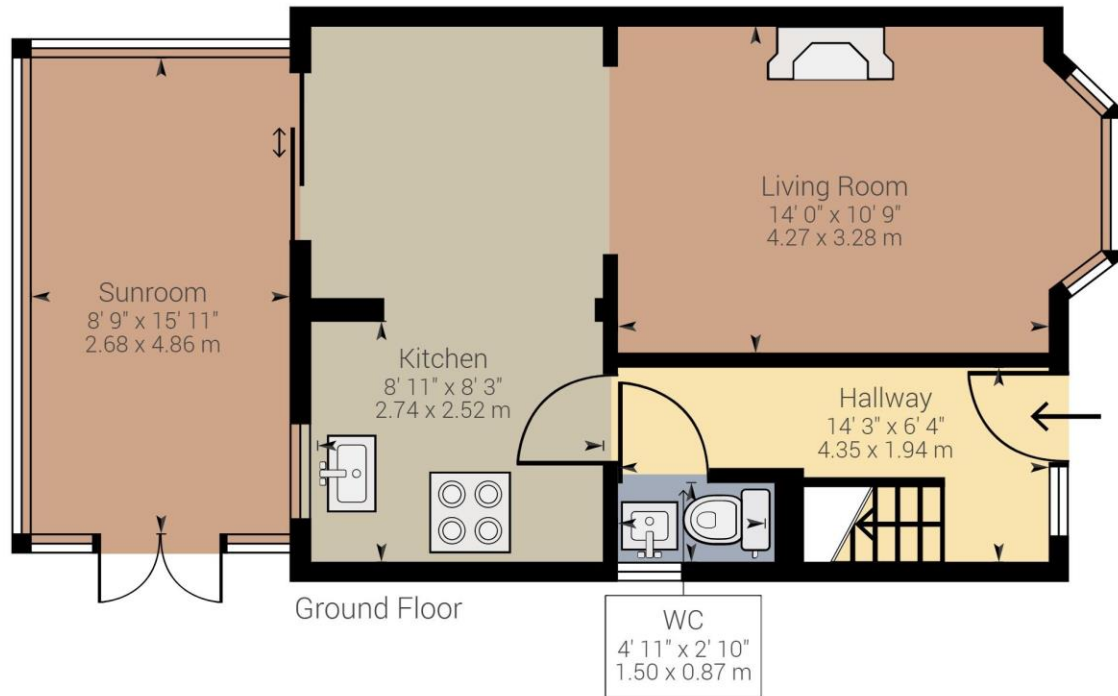
Mon - Fri: 09:00 - 17:30  
Sat: 09:30 - 16:00  
Sun: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Approximate net internal area: 959.03 ft<sup>2</sup> / 89.09 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.















