

101 Ruxley Road

Bucknall, Stoke-On-Trent, ST2 9BT

I've found you a golden ticket! And its not to the Chocolate factory, I have something even sweeter to entice those taste buds! A spacious and well presented property on Ruxley Road. Boasting a large, open lounge/diner and modern fitted kitchen. Three fantastic sized bedrooms and a family bathroom. Externally, the property benefits from off road parking and a detached garage and to the rear the garden is fully enclosed and laid to lawn with mature shrubbery, and separate patio areas. Located in the popular area of Bucknall, close to local amenities and schooling, this property is the sweet delight you have been looking for. Don't delay, call and book your viewing today.

Offers in excess of £145,000

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- LARGE END TERRACED PROPERTY
- THREE BEDROOMS
- LARGE REAR ENCLOSED GARDEN
- OPEN PLAN LOUNGE/DINER WITH FRONT BAY WINDOW
- FAMILY CONTEMPORARY BATHROOM
- DETACHED GARAGE
- MODERN FITTED KITCHEN
- DRIVEWAY FOR PARKING
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

9'9" x 5'9" (2.98 x 1.76)

Double glazed door leading to the front aspect. Radiator. Stairs to the first floor.

Lounge/Diner

24'1" x 9'1" (7.36 x 2.79)

A double glazed bay window to the front aspect and a double glazed window to the rear aspect. Gas fireplace. Two radiators. TV point.

Kitchen

17'9" x 6'5" (5.42 x 1.97)

Double glazed window to the rear aspect. Door to the side aspect. Fitted with a range of wall and base units with co-ordinating work surfaces. Partly tiled walls with space and plumbing for a washing machine, dryer, fridge/freezer and oven. Stainless steel sink and side

drainer, integrated dishwasher, and pantry cupboard housing boiler. Radiator.

FIRST FLOOR

Landing

8'6" x 5'8" (2.61 x 1.74)

Double glazed window to the side aspect. Stairs from the ground floor entrance hall. Loft access hatch.

Bedroom One

11'5" x 7'7" (3.48 x 2.33)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Two

10'8" x 8'7" (3.27 x 2.62)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bedroom Three

6'10" x 5'10" (2.10 x 1.78)

Double glazed window to the front aspect. Radiator.

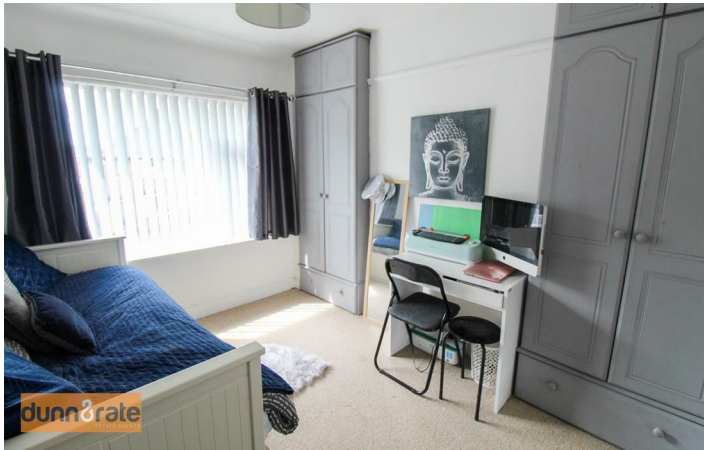
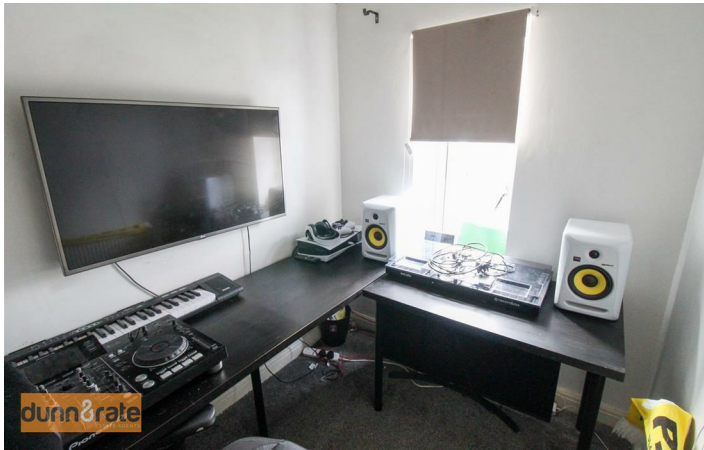
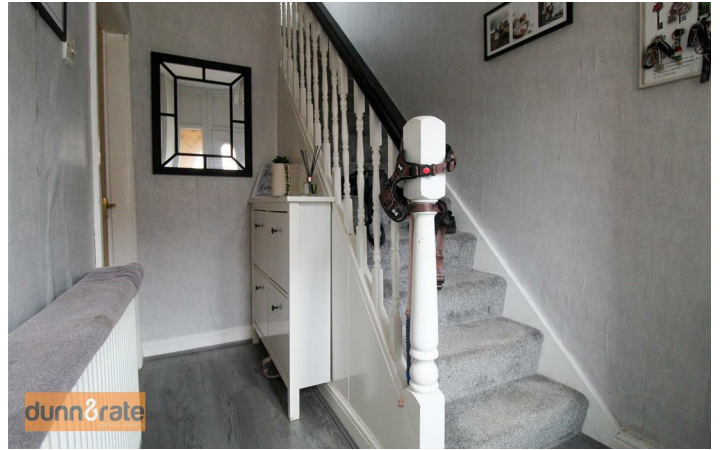
Bathroom

6'0" x 5'6" (1.85 x 1.68)

Double glazed window to the rear aspect. Fitted suite comprising of bath with overhead shower. Wash hand basin with vanity. Low level WC. Radiator.

EXTERIOR

To the front there is a paved driveway with gates. The rear of the property benefits from a detached garage with up and over door, power and lighting. Paved patio with steps leading to laid to lawn and raised patio area. Shed.



Floor Plan

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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