



## 13 Robertville Road

Bucknall, Stoke-On-Trent, ST2 9HD

Raindrops on roses and whiskers on kittens, bright copper kettles and warm woollen mittens. Brown paper packages tied up with strings, these are a few of my favourite things!! Well let me add to that favourite list, as I have to offer you this stunning semi detached property on Robertville Road. The immaculate accommodation comprises a lounge with bay window, modern fitted kitchen/diner, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking and a detached garage, to the rear the garden is fully enclosed and low maintenance laid with paving. Located in a quiet cul-de-sac in the popular area of Bucknall close to local amenities, schooling and excellent commuter links to the main town centre. So add this to your favourite things and make it yours for the keeping. Call today to book a viewing as this is also sold with no upward chain!

**£199,950**

# 13 Robertville Road

Bucknall, Stoke-On-Trent, ST2 9HD



- STUNNING PRESENTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- LOUNGE WITH BAY WINDOW
- CONTEMPORARY BATHROOM SUITE
- CUL-DE-SAC LOCATION
- MODERN FITTED KITCHEN/DINER
- OFF ROAD PARKING & GARAGE
- POPULAR AREA CLOSE TO LOCAL AMENITIES

## GROUND FLOOR

### Entrance Hall

12'5" x 5'10" (3.80 x 1.80)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Stairs leading to the first floor and understairs storage cupboard housing central heating boiler. Tiled flooring and ceiling spotlights. Vertical height radiator.

### Lounge

15'1" x 9'11" (4.61 x 3.04)

A double glazed bay window overlooks the front aspect. Television point and vertical height radiator. Double glazed doors lead into the kitchen/diner.

### Kitchen/Diner

16'6" x 8'10" (5.05 x 2.71)

A double glazed window overlooks the side and double glazed patio doors lead out to the rear garden. Fitted with a range of wall and base storage units, with inset asterite sink unit and side drainer. Coordinating work surface areas and tiled flooring. Integrated appliances include electric oven and hob with cooker hood above, microwave, fridge/freezer and washing machine. Ceiling

spotlights and vertical radiator. Open fireplace housing log burner. Space for table and chairs.

### Utility Area

6'3" x 4'1" (1.93 x 1.25)

Accessed from outside the utility area has double glazed windows to the rear and side aspect with a glazed access door. Power and lighting with tiled flooring.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect.

### Bedroom One

12'4" x 10'2" (3.78 x 3.11)

A double glazed bay window overlooks the front aspect. Television point and radiator.

### Bedroom Two

11'11" x 10'2" (3.64 x 3.11)

A double glazed window overlooks the rear aspect. Television point. Vertical height radiator and loft access hatch.

### Bedroom Three

6'6" x 5'11" (2.00 x 1.81)

A double glazed window overlooks the front aspect. Radiator.

## Bathroom

7'3" x 5'10" (2.21 x 1.79)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising walk in double shower unit, vanity hand wash basin and low level W.C. Fully tiled walls and flooring. Extractor fan and ceiling spotlights. Ladder style towel radiator.

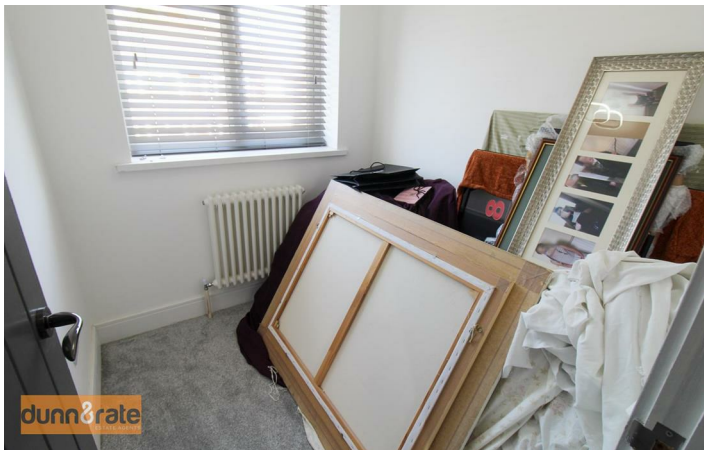
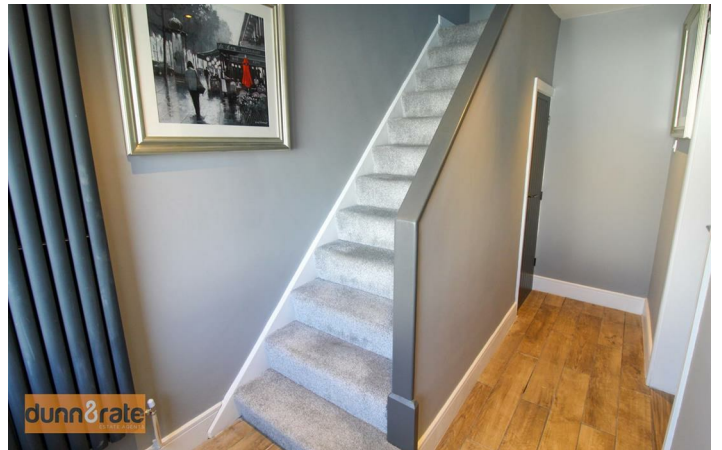
## EXTERIOR

To the front the property has a paved driveway leading down the side of the property with a lawned area. To the rear the garden is fully enclosed with panelled fencing and a side access gate. The garden is low maintenance and laid to paving with inset flower and shrub beds with a raised planter bed to the rear. Garden shed.

## Garage

Up and over door with a window to the side. Power and lighting.





Floor Plan



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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