



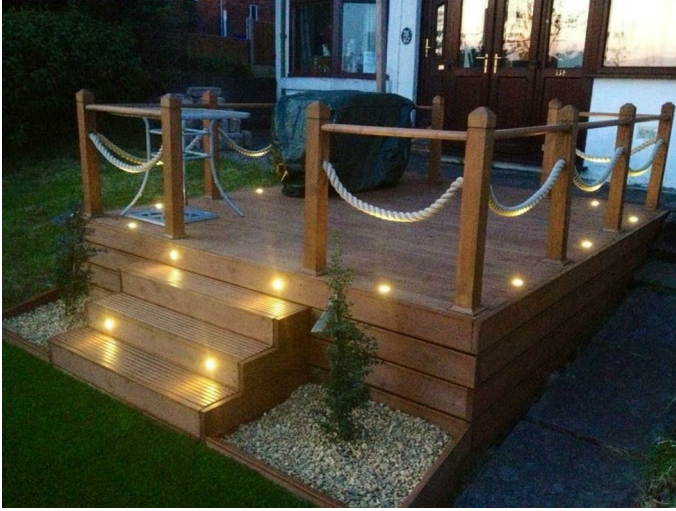
139 Ruxley Road, Bucknall, Stoke-On-Trent, ST2 9BT

Offers in excess of £130,000

"Today is a cottage kind of day"

If you know me I love a cottage ! This bay-fronted two-bedroom cottage has a surprisingly spacious layout and a generous front garden. The property has been meticulously renovated and extended over the years, presenting beautifully throughout. Located in a well established residential area, it is not overlooked at the front, nestled among just three other homes.

Denise White Estate Agents Comments



This charming two-bedroom extended terrace cottage has been completely renovated by the current owners.

One of its standout features is the beautiful front garden, designed for low maintenance. It includes a raised decked patio seating area and a lawn with artificial grass, making it perfect for year-round enjoyment. The accommodation briefly consists of a convenient entrance porch, a lounge with an open-plan dining area, and French doors that open to the rear enclosed yard. The lounge features a bay window at the front, and a central staircase leads to the first-floor living space. The fitted kitchen provides access to a utility area, while a generously sized ground-floor bathroom with a jacuzzi-style bath.

On the first floor, you'll find the main bedroom, complete with a range of fitted furniture, including wardrobe space, and access to a spacious en-suite shower room. The second bedroom is located at the front of the house.

At the rear, there's an enclosed yard with gated access leading to the main road. Although the property does not have designated parking in the deeds, there has historically been an informal agreement for a parking space off the street, and the current owners have never encountered issues with on-street parking.

No Chain involved with the sale of this property.

Location

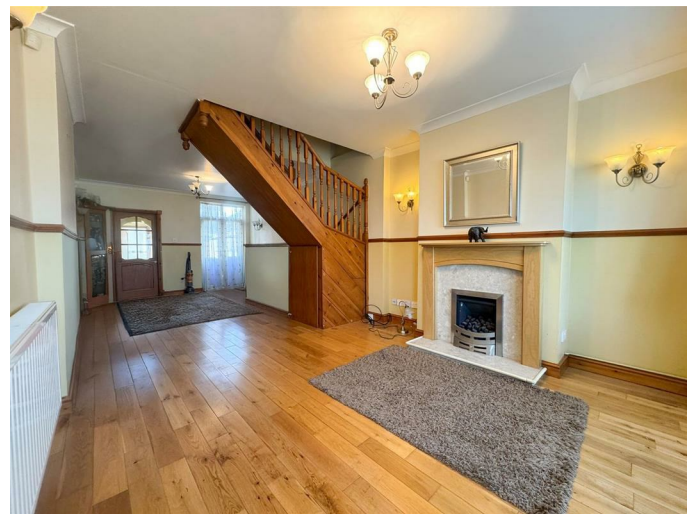
The area offers excellent connectivity for commuters. Key road networks include the A50 and A500, providing quick access to major destinations. Public transport options, including bus routes and nearby train stations, further enhance accessibility.

Entrance Porch

uPVC double glazed windows, uPVC double doors and access into the Lounge with Diner.

Lounge With Through Diner

26'46 x 11'78 (7.92m x 3.35m)



Lounge



uPVC double glazed bay window to the front aspect, oak flooring, fireplace with living flame gas fire and marble effect inset and hearth, radiator, dado rail, wall lights, ceiling light, meter cupboard.

Dining Area

Wall lights, stairs off to the first floor accommodation, uPVC French doors leading out to the rear enclosed yard. Understairs storage space, dado rail, radiator. Access to the kitchen.

Kitchen

10'72 x 6'20 (3.05m x 1.83m)



A range of wall and base units with work surfaces over, stainless steel sink unit with drainer, gas hob with extractor hood over, electric oven, integrated dishwasher and fridge, uPVC double glazed window to the side aspect, radiator, extractor fan, archway leading into the utility area.

Utility Area

uPVC door leading outside, ceiling light, space for white goods, wall mounted BAXI boiler, loft access, access to the bath.

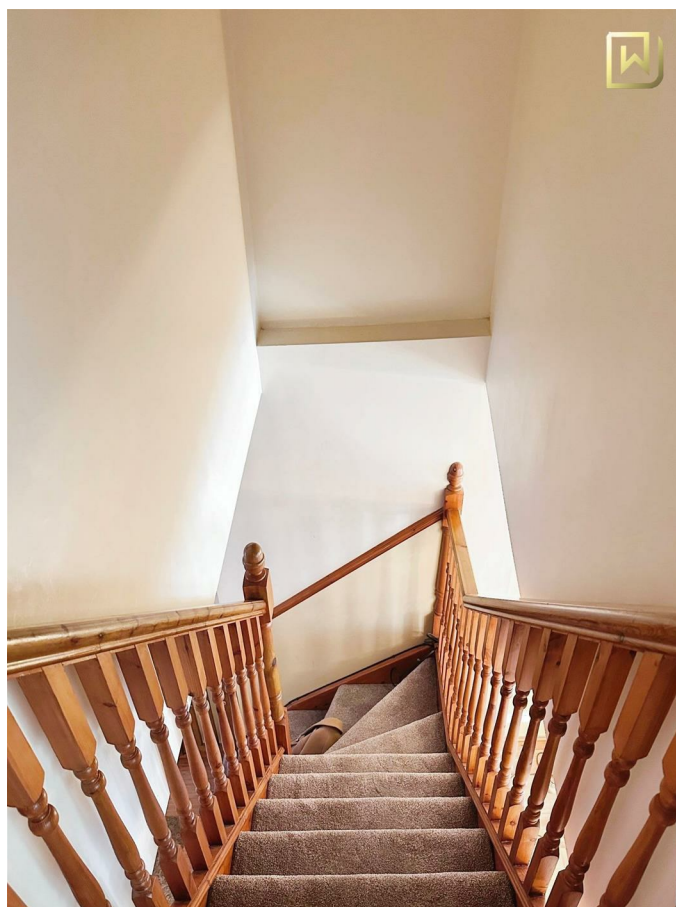
Bathroom

5'73 x 9'16 (1.52m x 2.74m)



Fitted with a suite comprising; jacuzzi style bath, vanity wash hand basin with storage units, W.C. radiator, uPVC double glazed window to the side aspect, extractor fan, inset spotlighting, tiled walls.

First Floor Accommodation



Access to the bedrooms, ceiling light, coving to the ceiling.

Bedroom One

11'7 x 12'23 (3.53m x 3.66m)



A range of fitted bedroom furniture with wardrobes, drawers, overhead storage space and a dressing table area. Radiator, uPVC double glazed window to the rear aspect, ceiling light.

En-Suite Shower Room

6'20 x 9'72 (1.83m x 2.74m)



Fitted with a shower cubicle with shower and shower attachment, W.C. pedestal wash hand basin, heated towel rail, tiled walls, radiator, uPVC double glazed window to the rear aspect, inset spotlighting, extractor fan.

Bedroom Two

12'31 x 10'31 (3.66m x 3.05m)



Radiator, uPVC double glazed window to the front aspect, loft access with the loft boarded, ceiling light.

Outside



To the front there is a good size garden which has been landscaped by the current owners with a raised decked area, artificial lawned area, storage shed. To the rear there is an enclosed yard with gated access to pedestrian access to the road.

Agents Notes

Gas Central Heating

All Mains Services Connected

Freehold

Stoke-On-Trent City Council - Council Tax Band - A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

WE WON !!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White

Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Do You Have A House To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

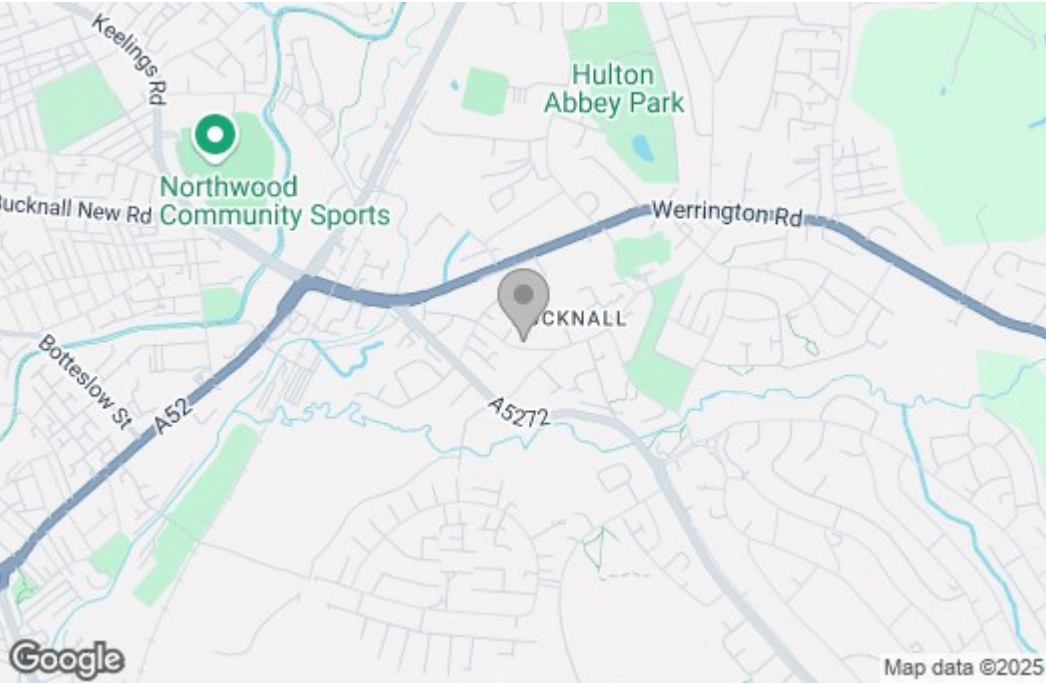
You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

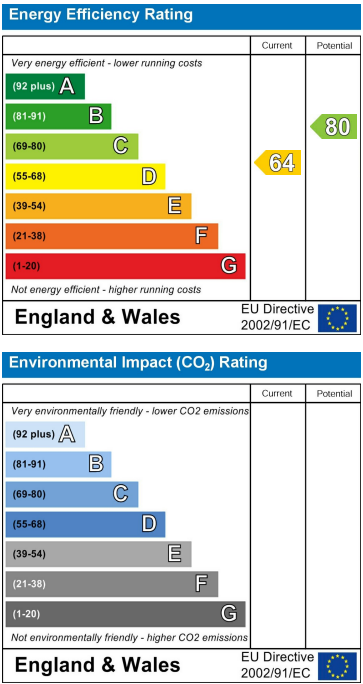
Floor Plan



Area Map



Energy Efficiency Graph



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