

## 27 Westacre, Bucknall, Stoke on Trent, ST1 6AF

**£160,000 Asking Price**

**NO CHAIN.** Especially for all you **FIRST TIME BUYERS/YOUNG FAMILIES.** This **SUPERB** and **EXTENDED** two bedroom end town house is presented to an **EXTREMELY HIGH STANDARD** with **MODERN HIGH CALIBRE** fixtures and fittings throughout. Property briefly comprises of:- Hall, lounge, open plan kitchen diner. two double bedrooms and a **STUNNING** bathroom. Externally there is a private and enclosed rear garden with patio area. Driveway for off road parking to the front and a garage. Close to Hanley Town Centre, local shops and amenities along with offering excellent commuter links.

No chain  
Extended two bedroom end town house  
Would suit a FTB or young family  
Stunning open plan kitchen diner  
Modern high calibre fittings throughout  
Presented to an extremely high standard  
Private and enclosed rear garden  
Driveway for off road parking and a garage

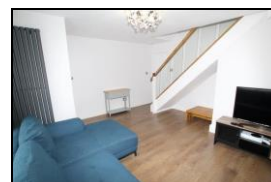
### **Porch 1.13m (3' 8") x 1.09m (3' 7")**

Enter the property via the composite front door into the carpeted porch.



### **Lounge 4.42m (14' 6") x 3.26m (10' 8")**

UPVC Georgian style bow window to the front aspect also benefits from vertical blinds. Vertical modern radiator and laminate floor covering.



### **Lounge**



### **Open Plan Kitchen/Diner 4.35m (14' 3") x 6.33m (20' 9") max**

Modern fitted kitchen/diner is the wow factor of this house. The high gloss units include integrated dishwasher, fridge, freezer, combination microwave/grill/oven, second eye level oven. Island with four ring ceramic hob, extractor fan over, breakfast bar with great storage below and pop up counter top sockets with USB. Plumbing for a washing machine and space for a dryer, coloured sink with mixer tap, tiled splash backs and courtesy lighting. The solid wood work surface is a particular feature. Two vertical modern radiators and laminate floor covering. Composite exit door along with UPVC French doors to the rear garden. Very well designed room.



### **Open Plan Kitchen/Diner**



### **Dining Area**



## Stairs/Landing

Stairs with glazed bannister lead from the lounge to the first floor, carpeted landing.

## Master Bedroom 4.46m (14' 8") x 2.51m (8' 3")

UPVC window with vertical blinds to the rear aspect. Radiator, carpet and sliding mirror door wardrobe and storage. Access from here via extendable ladder to the insulated loft space. The gas combi boiler is housed in the loft.



## Bedroom 2 2.32m (7' 7") x 3.17m (10' 5")

UPVC window with vertical blinds to the front aspect. Carpet, radiator and sliding door wardrobe, with storage to the side.



## Family Bathroom 2.00m (6' 7") x 2.42m (7' 11")

White bathroom suite comprising of a P shaped bath with shower and side screen over, inset wash/hand basin over a fixed vanity unit with two drawers. Close coupled WC, chrome vertical towel heater, tall boy storage cupboard, fixed mirror. Tiled floor covering benefits from electric underfloor heating. UPVC window with frosted glazing with vertical blinds.



## Rear Garden

Private and enclosed flat rear garden, with a panelled fencing border. Paved patio leading to artificial grass, and shale area for al-fresco dining. Gated side access to the block of garages with access to a single unit.



## Rear Garden



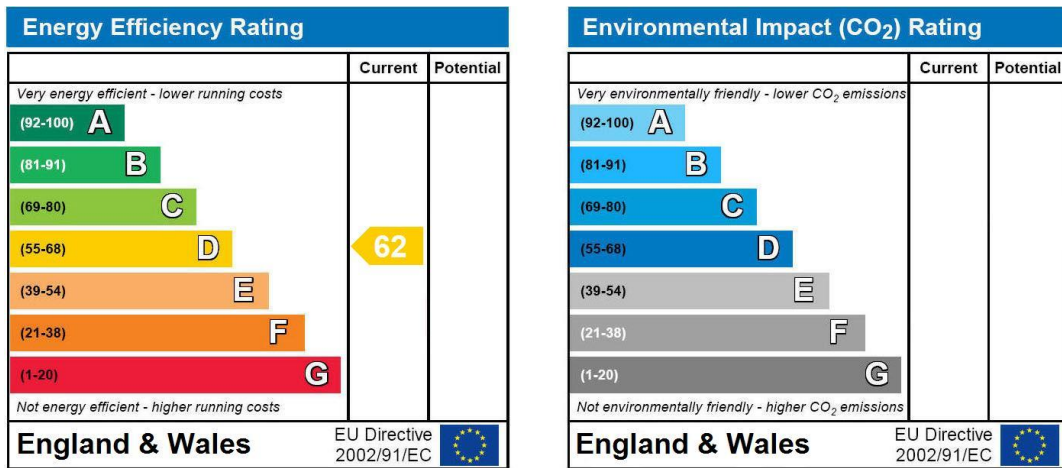
## Off Road Parking

Tarmac drive for ample off road parking.

## Single Garage

**Property Ref: OPNY000848**

## Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.

'Please Note: Whilst every attempt has been made to ensure the accuracy of the room sizes contained here, measurements of rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. The sizes are for guidance purposes only and should be used as such by any prospective purchaser. We have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose'.