

**Eaves Lane Bucknall Stoke-On-Trent ST2 8NA**



**£250,000**



A STUNNING BARN CONVERSION - with A MAGNIFICENT PICTURE VIEW -  
EXCEPTIONAL HIGH STANDARD - all the way through -  
A UNIQUE PROPERTY set in a SEMI RURAL LOCATION -  
offering TWO BEDROOM & excellent living accommodation -  
Pleasant garden to relax, enjoying a wine or a beer -  
whilst soaking up the views at the rear -  
If you want to feel like you've won the winning lottery ticket -  
Ring DEBRA TIMMIS ESTATE AGENTS to view before you miss it.

Stunning barn conversion situated in a semi rural location. This barn has been renovated to a high specification and high standard and is a credit to the current owners. The accommodation briefly comprises of entrance hall, Kitchen Diner being well fitted and well equipped. Lounge having beam feature and partial underfloor heating. Pleasant landing area leading to two bedrooms, master bedroom having idyllic views. Oil fired central heating. Septic tank. Parking to the front elevation providing two parking spaces. Rear garden with Indian stone patio and lawn areas.

An internally viewing comes strongly recommended to appreciate the high specification this Barn conversion has to offer. No upward chain.

#### ENTRANCE HALL

Composite entrance door. UPVC double glazed window to front elevation. Stone effect flooring with partial underfloor heating. Radiator. Under stairs store.

#### KITCHEN DINER

9'6" x 15'1" (2.90 x 4.60)

Ceramic single drainer sink unit with chrome mixer tap, cupboards below. Wooden effect work tops having a range drawers, including pan drawers and cupboards below. Built in four ring induction hob having extractor hood over, built in electric oven. Matching wall mounted units. Plumbing for automatic washing machine. Space for fridge freezer. Inset lighting. Feature wood effect beams to ceiling. UPVC double glazed window to front and rear elevations. Stone effect flooring with partial underfloor heating.



#### LOUNGE

14'4" x 15'1" (4.39 x 4.60)

UPVC double glazed window to front and rear elevations. Radiator. Feature wood effect beam to ceiling. flooring with partial under floor heating. Inset lighting. Television point.

#### LANDING

Two double glazed windows. Storage cupboard. Radiator.

#### BEDROOM ONE

10'5" x 14'11" (3.20 x 4.56)

Double glazed windows to the rear elevation. Downlighting. Radiator.



#### BEDROOM TWO

10'2" x 9'9" (3.12 x 2.99)

UPVC double glazed window to front elevation. Radiator.



## BATHROOM

9'5" x 6'5" (2.88 x 1.96)

P-shaped bath with shower screen and mixer tap and shower over. Vanity wash hand basin with mixer taps and low level W.C. Heated towel rail. Fully tiled walls. Downlights. Extractor fan.



## EXTERNALLY

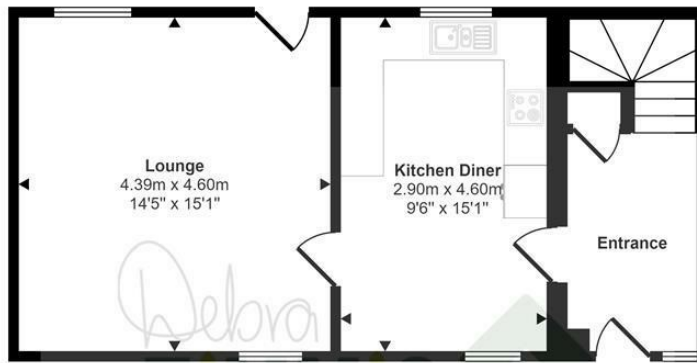
Parking to the front elevation for two vehicles.

Rear garden, there is an Indian stone patio area, laid to lawn. Garden shed. Oil fired central heating boiler and storage tank. Septic tank.



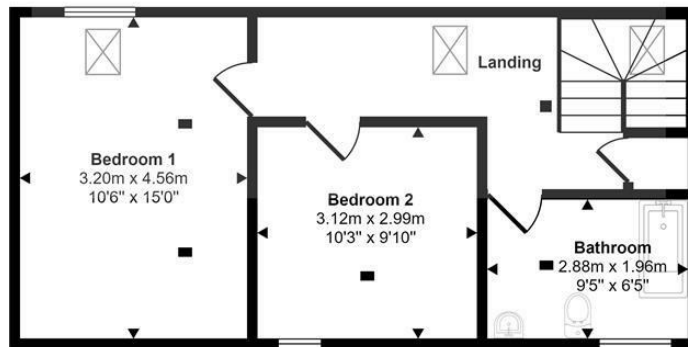


Approx Gross Internal Area  
87 sq m / 941 sq ft



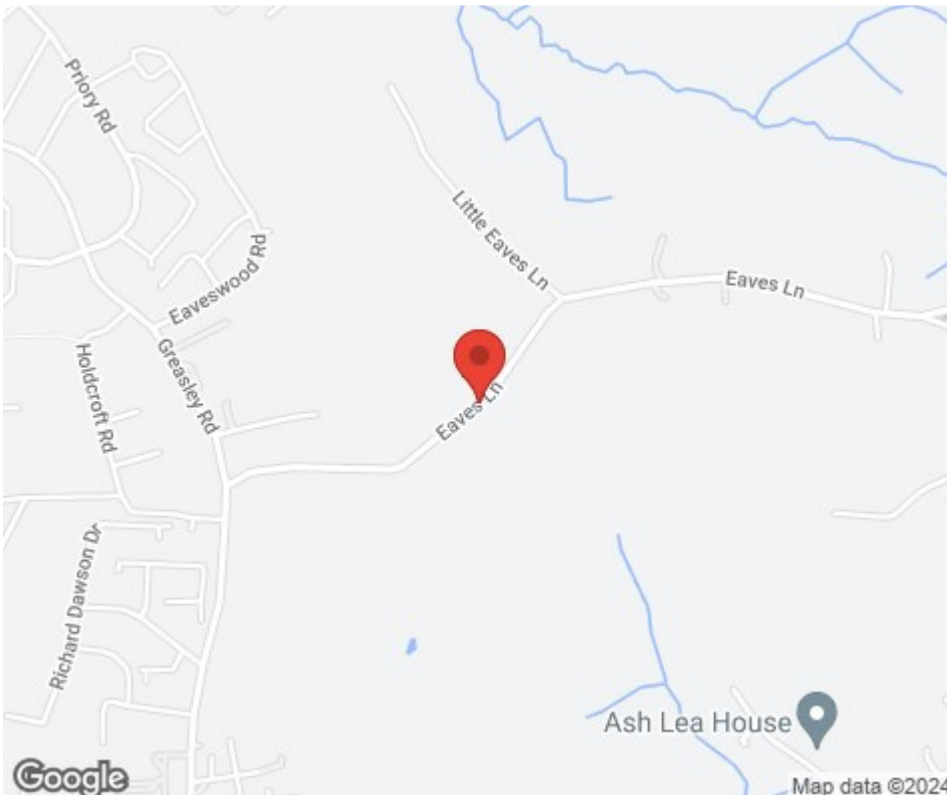
Ground Floor  
Approx 44 sq m / 479 sq ft

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First Floor  
Approx 43 sq m / 462 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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