



Westacre | Bucknall | Stoke-on-Trent | ST1 6AF

£155,000

IDEAL FIRST TIME BUY, WELL PRESENTED, GREAT LOCATION, NO UPWARD CHAIN.

This well presented, two bedroom end townhouse occupies a prime cul-de-sac position within a very popular residential location. The property offers excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, breakfast kitchen, conservatory, two bedrooms and a bathroom. Gas central heating, double glazing, well maintained gardens, parking and a garage. No upward chain, viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Upvc double glazed entrance door to the front elevation.

### LOUNGE

14' 6" x 14' 2" (4.42m x 4.32m) Electric fire with feature surround, television point, radiator, coving to the ceiling, open plan staircase leading to the first floor and upvc double glazed bow window to the front elevation.

### BREAKFAST KITCHEN

14' 7" x 8' 1" (4.44m x 2.46m) Fitted with a modern range of base units, drawers and wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric oven, microwave, gas hob and stainless steel extractor hood. Breakfast bar, plumbing for a washing machine, radiator, tiled floor, upvc double glazed window and patio door leading to the conservatory.

### CONSERVATORY

8' 0" x 8' 0" (2.44m x 2.44m) Tiled floor, radiator, upvc double glazed windows and patio door leading to the rear garden.

### FIRST FLOOR LANDING

Airing cupboard and loft access.

### MASTER BEDROOM

14' 6" x 8' 3" (4.42m x 2.51m) Built in wardrobe with sliding mirror doors, radiator and upvc double glazed window to the rear elevation.

### BEDROOM TWO

10' 9" x 7' 6" (3.28m x 2.29m) Built in wardrobe, radiator and upvc double glazed window to the front elevation.

### BATHROOM

Fitted with a white three piece suite comprising panelled bath with rainfall mixer shower above, vanity wash hand basin and low level w/c. Heated towel rail and upvc double glazed window to the front elevation.

### EXTERIOR

To the front of the property there is a low maintenance golden gravel garden. To the rear of the property there is a pleasant enclosed garden comprising, Indian stone patio, gravel area and further decked patio. There is also parking and a garage situated a short distance from the property.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.



### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements