



Birchgate Grove | Bucknall | Stoke-on-Trent | ST2 8JU

£230,000

IDEAL FAMILY HOME, PRIME CUL-DE-SAC POSTION IN A POPULAR RESIDENTIAL LOCATION. This deceptively spacious traditional semi detached family home occupies a generous corner plot within a popular residential location and offers excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance porch, hallway, dining room, lounge, kitchen, three bedrooms and a bathroom. Gas central heating, upvc double glazing, driveway providing ample parking, spacious garage and generous size rear garden. Viewings are strongly recommended.



## Property Description

This deceptively spacious traditional semi detached family home occupies a generous corner plot within a popular residential location and offers excellent access to local amenities, schools, commuter and transport networks.

The accommodation comprises, entrance porch, hallway, dining room, lounge, kitchen, three bedrooms and a bathroom. Gas central heating, upvc double glazing, driveway providing ample parking, spacious garage and generous size rear garden.

### ENTRANCE PORCH

Upvc double glazed entrance door and windows to the front elevation.

### ENTRANCE HALL

Upvc double glazed entrance door, radiator and staircase leading to the first floor.

### DINING ROOM

13' x 10' 11" (3.96m x 3.33m) Wood burner with feature hearth and surround. Radiator, wood effect laminate flooring, coving to the ceiling, television point and upvc double glazed bow window to the front elevation.

### LOUNGE

15' 6" x 10' 10" (4.72m x 3.3m) Coal effect gas fire with feature hearth and surround. Radiator, television point and upvc double glazed bay window to the rear elevation.

### KITCHEN

9' 8" x 9' 1" (2.95m x 2.77m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink with mixer tap. Gas cooker point, radiator, tiled floor, part tiled walls, door leading to the garage and upvc double glazed window to the rear elevation.

### FIRST FLOOR LANDING

Upvc double glazed window to the side elevation and loft access via loft ladder to boarded loft space.

### MASTER BEDROOM

13' 7" x 9' 4" (4.14m x 2.84m) Fitted wardrobes, radiator and upvc double glazed bow window to the front elevation.

### BEDROOM TWO

13' 2" x 10' 8" (4.01m x 3.25m) Fitted wardrobes, radiator, coving to the ceiling and upvc double glazed window to the rear elevation.

### BEDROOM THREE

7' 4" x 6' 4" (2.24m x 1.93m) Radiator and upvc double glazed window to the front elevation.

### BATHROOM

Four piece suite comprising, panelled bath, shower cubicle with mixer shower, vanity wash hand basin and low level w/c. Radiator, tiled walls and upvc double glazed window to the rear elevation.

### GARAGE

28' 9" (max) x 10' 3" (narrowing to 7' 8") (8.76m x 3.12m) Up and over door, power, lighting, plumbing for a washing machine and door to rear garden.

### EXTERIOR

To the front of the property there is a driveway providing ample parking and leading to a spacious garage. To the rear of the property there is a generous size enclosed garden, mainly laid to lawn with shrub borders.

### 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

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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