



Cranford Way | Bucknall | Stoke-on-Trent | ST2 9PY

£190,000

IDEAL FIRST TIME BUY / FAMILY HOME, NO UPWARD CHAIN.

This well presented modern, three bedroom semi detached property is situated in a popular residential location offering easy access to local amenities, schools, commuter and transport networks.

The accommodation comprises, entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Gas central heating, double glazing, driveway, garage and garden. Viewings are strongly recommended.



## Property Description

This well presented modern, three bedroom semi detached property is situated in a popular residential location offering easy access to local amenities, schools, commuter and transport networks.

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### ENTRANCE HALL

Entrance door to the front elevation.

### LOUNGE

15' 4" x 14' 8" (4.67m x 4.47m) Radiator, double glazed bow window to the front elevation.

### DINING ROOM

Radiator and double glazed sliding patio doors leading to the rear garden.

### KITCHEN

16' 4" x 6' 6" (4.98m x 1.98m) Fitted with a modern range of base and wall units. Work surfaces incorporating inset sink and drainer, built in electric oven, gas hob and extractor hood. Plumbing for a washing machine, radiator, double glazed windows and entrance door to rear garden.

### FIRST FLOOR LANDING

Double glazed window to the side elevation.

### MASTER BEDROOM

14' x 8' 1" (4.27m x 2.46m) Radiator and double glazed window to the front elevation.

### BEDROOM TWO

10' 2" x 8' 1" (3.1m x 2.46m) Radiator and double glazed window to the rear elevation.

### BEDROOM THREE

10' 4" x 5' 8" (3.15m x 1.73m) Storage cupboard, radiator and double glazed window to the front elevation.

### BATHROOM

Fitted with a modern three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w/c. Double glazed window to the rear elevation.

### EXTERIOR

Driveway providing ample parking, garage and enclosed lawned garden to rear with a paved patio.

### 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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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