

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Graham Street, Bucknall, Stoke-On-Trent, ST2 9DD

£120,000

- Three Bedrooms
- Off Road Parking
- Kitchen With Dining Area
- Combi Boiler
- First Floor Shower Room
- Spacious Lounge
- Downstairs W/C
- No Onward Chain

A semi-detached house with three bedrooms!

In a popular cul-de-sac location off Dividy road and a property being sold with no onward chain to hold up your purchase.

This house originally had two bedrooms but the front bedroom has been split very effectively to make this in to a three bedroom. There is also a first floor shower room whilst the ground floor accommodation features a spacious lounge and surprisingly large kitchen with dining area.

Heating throughout is from a gas combi boiler, the property is mainly double glazed and whilst it does offer scope for updating it is ready for you to move in to and improve and modernise at your leisure.



PORCH

UPVC double glazed external front door and window. Laminate floor. Door leading into the...

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE

15'6 x 11'4 max x 7'4 min (4.72m x 3.45m max x 2.24m min)

Laminate flooring. Two radiators. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace with gas fire. Door leading into the...

KITCHEN WITH DINING AREA

14'7 x 10'11 max (4.45m x 3.33m max)

Dining Area - Laminate flooring. Double radiator. UPVC double glazed window with fitted vertical blinds.

Kitchen Area - Vinyl flooring. Range of wall cupboards and base units with a medium colour timber effect finish. Two UPVC double glazed windows.. one with fitted vertical blinds. Part tiled walls. Walk in pantry/ understairs storage cupboard with UPVC double glazed window.

PORCH

Timber single glazed window and two external doors. Baxi gas combi boiler

W/C

White low level w/c. Tiled floor. Timber single glazed window.

FIRST FLOOR

LANDING

Stair and landing carpets.

BEDROOM ONE

10'11 x 9'2 (3.33m x 2.79m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blind.

BEDROOM TWO

11'3 x 6'5 (3.43m x 1.96m)

Laminate flooring. Radiator. UPVC Double glazed window with fitted vertical blind.

BEDROOM THREE

8'4 x 7'11 max 4'7min (2.54m x 2.41m max 1.40mmin)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

SHOWER ROOM

8' x 5'1 (2.44m x 1.55m)

Tile effect vinyl flooring. White suite consisting of pedestal wash basin, low level w/c and shower UPVC double glazed window with fitted vertical blinds. Radiator.

OUTSIDE

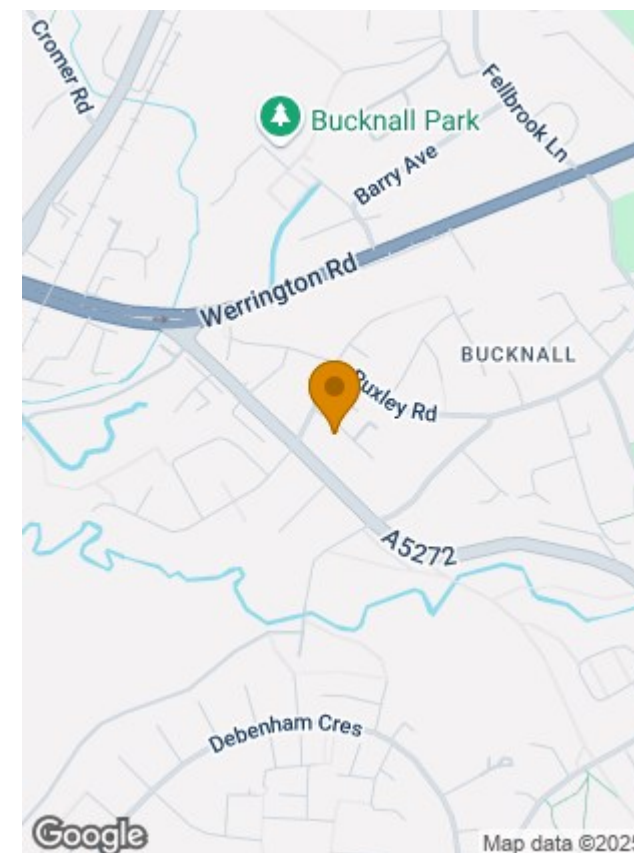
Double gates lead in to the paved driveway at the front of the house and there is potential to increase the off road parking space.

There is an enclosed garden to the rear which is mainly paved and gravelled together with a garden shed.





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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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