



## 21 George Steele Avenue Bucknall, Stoke-On-Trent, ST2 8PA

Sweet dreams are made of this. Who am I to disagree? I searched Rightmove and Zoopla too! Everybody's looking for something! Your search is over, I have what you seek and what an absolute treat it is. An immaculate and spacious semi detached property in the popular area of Bucknall. The accommodation on offer comprises a lounge, modern fitted kitchen, downstairs W.C, two double bedrooms and contemporary bathroom. Externally the property benefits from off road parking to the front and to the rear the property is low maintenance and laid to paving with a lawned area.. Located in the popular area of Bucknall, close to local amenities, schooling and excellent commuter links to the main town centre. So do you disagree? I told you sweet dreams are made of this, call to book your viewing today to avoid disappointment.

**£169,950**

# 21 George Steele Avenue

Bucknall, Stoke-On-Trent, ST2 8PA



- IMMACULATE SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE
- FAMILY BATHROOM PLUS DOWNSTAIRS W.C
- POPULAR LOCATION

- MODERN FITTED KITCHEN
- OFF ROAD PARKING

## GROUND FLOOR

### Entrance Hall

The property has a entrance door to the front aspect. Stairs lead to the first floor. Radiator.

### Lounge

12'11" x 11'10" (3.95 x 3.61)

Double glazed patio doors lead out to the rear garden. Television point and radiator.

### Kitchen

14'3" x 9'9" (4.35 x 2.99)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for washing machine, fridge/freezer and tumble dryer.

Wall mounted central heating boiler. Radiator.

### W.C

5'0" x 2'7" (1.53 x 0.81)

A low level W.C and wash hand basin with tiled splashback. Radiator.

## FIRST FLOOR

### First Floor Landing

Loft access hatch. Radiator.

### Bedroom One

12'11" x 8'7" (3.94 x 2.64)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

12'11" x 10'2" (3.96 x 3.12)

Two double glazed windows overlook the front aspect. Television point and radiator. Large storage cupboard.

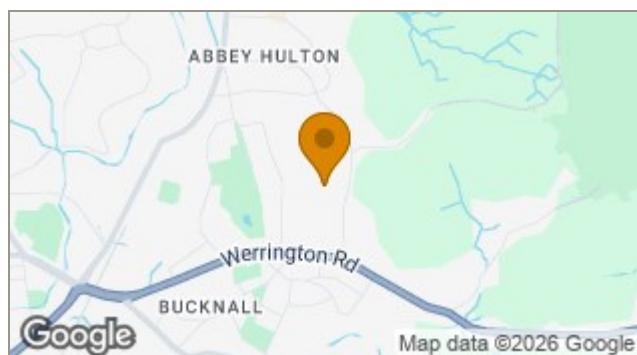
### Bathroom

6'5" x 6'2" (1.98 x 1.89)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, wash hand basin and low level W.C. Partly tiled walls and extractor fan. Radiator.

## EXTERIOR

To the front there is a tarmacadam driveway with paved pathway leading to the front of the property. To the rear the garden is fully enclosed and laid to lawn with a paved patio seating area and side access gate.





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	97	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		