



248 Dividy Road

Bucknall, Stoke-On-Trent, ST2 9JT

Let today be the start of something new, a new beginning, a new adventure, new possibilities! Well the possibilities are endless for what you could create with this well presented semi detached property on Dividy Road! The perfect property for a first time buyer or family, the accommodation on offer comprises a lounge with a gas feature fireplace, fitted kitchen/diner with integrated appliances, cloakroom, three bedrooms, and contemporary bathroom. Externally the property benefits from off road parking and a detached garage with a fully enclosed large rear garden. Located in the popular area of Bucknall, close to local amenities and commuter links to the main town centre. Call today to book a viewing and let today be the start of something new!

£185,000

248 Dividy Road

Bucknall, Stoke-On-Trent, ST2 9JT



- VERY WELL PRESENTED SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING AND DETACHED GARAGE
- LOUNGE WITH FEATURE FIREPLACE
- THREE BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN
- OPEN KITCHEN/DINER WITH PATIO DOORS LEADING INTO THE GARDEN
- CONTEMPORARY BATHROOM SUITE
- CENTRAL LOCATION

GROUND FLOOR

Entrance Hall

14'3" x 5'8" (4.36 x 1.73)

UPVC door to the front aspect. Radiator and stairs to the first floor. Radiator and door to under stair storage cupboard housing combi boiler.

Lounge

12'5" x 10'9" (3.80 x 3.30)

UPVC bay window to the front aspect. Gas fireplace and radiator. Oak flooring.

Kitchen/Diner

17'1" x 15'2" (5.23 x 4.64)

UPVC patio doors to the rear aspect and UPVC window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel and side drainer. Co ordinating work surface areas with integrated appliances include gas hob, electric oven and cooker hood above, fridge/freezer. Plumbing for a washing machine and space for a tumble dryer. Two radiators. Oak flooring. Ceiling spotlights.

Cloakroom

3'4" x 3'4" (1.04 x 1.02)

UPVC window to the side aspect. Low level W/C and wash hand basin. Radiator and partly tiled walls.

Hall

4'0" x 3'0" (1.23 x 0.93)

UPVC door to the side aspect and UPVC window to the rear aspect. Tiled flooring

FIRST FLOOR

Landing

9'6" x 5'10" (2.91 x 1.78)

UPVC window to the side aspect. Stairs from the ground floor and loft hatch access.

Bedroom One

11'5" x 11'0" (3.49 x 3.36)

UPVC window to the rear aspect. Radiator.

Bedroom Two

10'11" x 10'9" (3.35 x 3.29)

UPVC window to the front aspect. Fitted wardrobes and radiator.

Bedroom Three

6'11" x 5'9" (2.11 x 1.77)

UPVC window to the front aspect. Radiator and ceiling spotlights.

Bathroom

5'8" x 5'5" (1.74 x 1.66)

UPVC window to the rear aspect. Fitted with a suite comprising bath with shower above, vanity wash hand basin and low level W/C. Fully tiled walls and vertical towel rail.

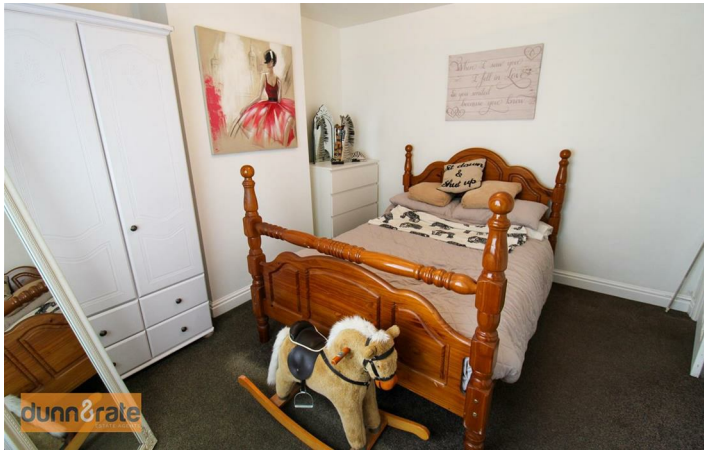
EXTERIOR

To the front of the property there is a paved and gravelled drive that also leads down the side. The rear is enclosed with mature trees and borders. Lawned garden and paved patio. Awning.

Garage

23'7" x 8'9" (7.21 x 2.67)

Electric roller door to the front aspect. Upvc window and door to the side aspect. Light and power.

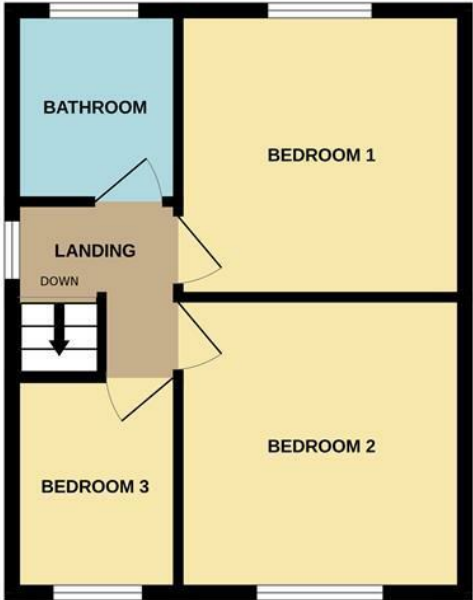


Floor Plan

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.
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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