

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Buccleuch Road, Normacot, Stoke on Trent, ST3 4RF

£118,000

- Fully Modernised & Well Presented
 - Lengthy Fitted Kitchen
- Wash basin And Wc To Bedroom Two
 - On Street Parking
- Two Bedrooms
- GF Shower Room
- Paved Rear Yard
- Convenient Location

This well-presented two-bedroom terraced home has been modernised throughout and offers deceptively spacious accommodation ideal for first-time buyers or investors alike!

The property features a lengthy fitted kitchen, providing plenty of workspace and storage, while the rest of the home benefits from tasteful modern décor and a well-maintained finish throughout.

Upstairs, there are two bedrooms, with bedroom two benefitting from the added convenience of its own adjoining WC—an uncommon and practical feature for a property of this style.

Externally, the property enjoys a rear garden space, and the sellers have advised that a new boundary fence will be installed prior to legal completion of any sale.

Situated in the convenient residential area of Normacot, the property is well placed for local amenities, schools, and transport links!

Call us today to arrange your viewing!



GROUND FLOOR

LOUNGE DINER

27'4 max, 19'3 min x 11'9 max, 8'7 min (8.33m max, 5.87m min x 3.58m max, 2.62m min)

UPVC double glazed front door and two UPVC double glazed windows. Fitted carpet. Two radiators. Store cupboard.

KITCHEN

22'4 x 6'1 (6.81m x 1.85m)

UPVC double glazed rear door and UPVC double glazed window. Fitted carpet. radiator. Range of wall cupboards and base units with an integrated oven, gas hob, extractor and fridge freezer.

SHOWER ROOM

8'3 x 5'6 (2.51m x 1.68m)

Tiled floor and walls. UPVC double glazed window. Radiator. Shower compartment, wash basin with a vanity unit and wc. Extractor.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

11'10 x 11'8 (3.61m x 3.56m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

14'11 x 8'8 (4.55m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window.

WC

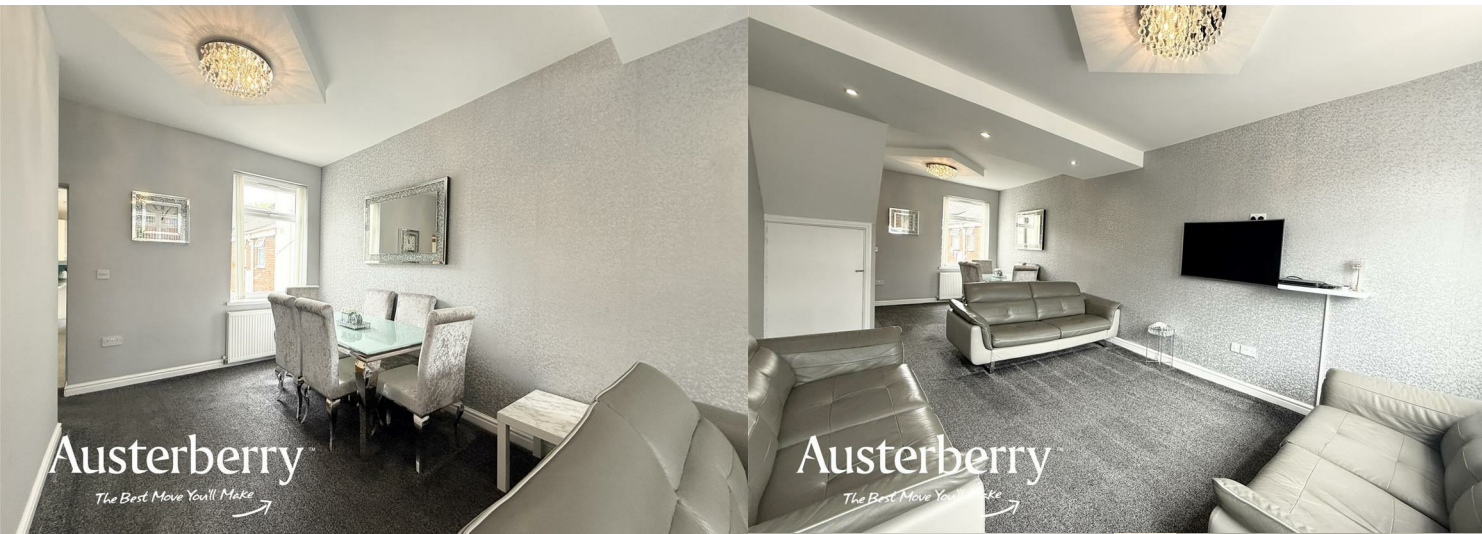
Wc and wash basin in a vanity unit.

OUTSIDE

There is a forecourt to the front of the property with shared access and on street parking.

To the rear there is a paved yard.

N.B. The sellers have advised that they will install a boundary fence prior to completion.





Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

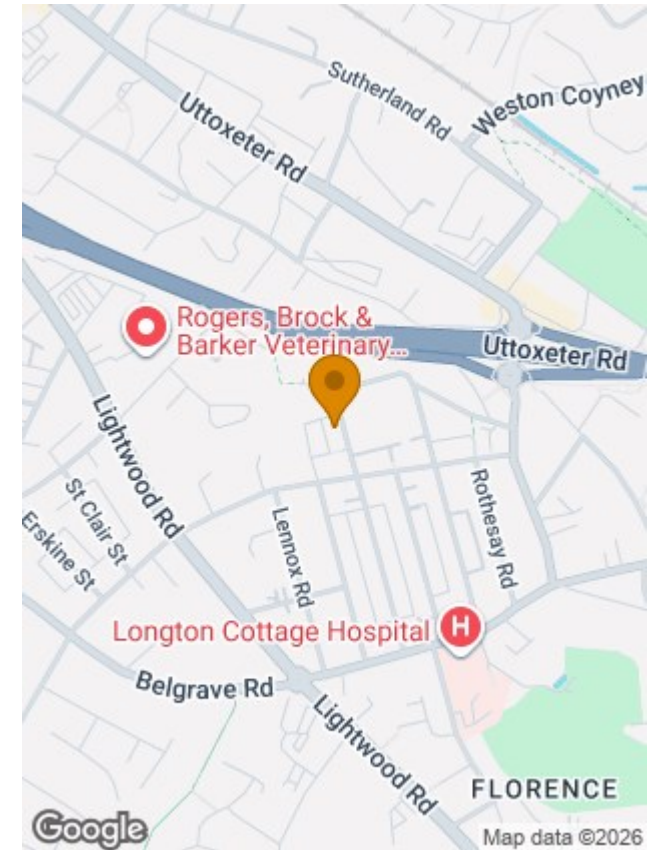


Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

FLORENCE
Map data ©2026

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

AusterberryTM
the best move you'll make