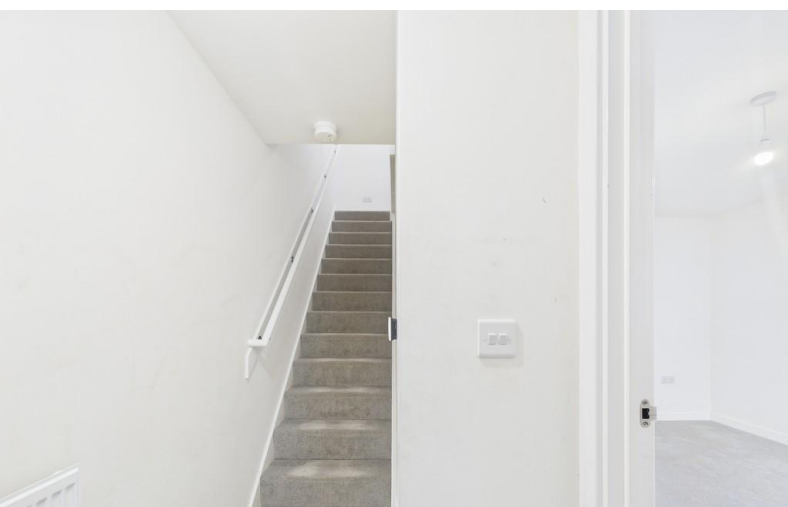


FOR SALE



Buckthorn Drive, Stoke-on-Trent

3 Bedrooms, 0 Bathroom, Semi-Detached House

Offers In Excess Of £210,000


MARTIN&CO

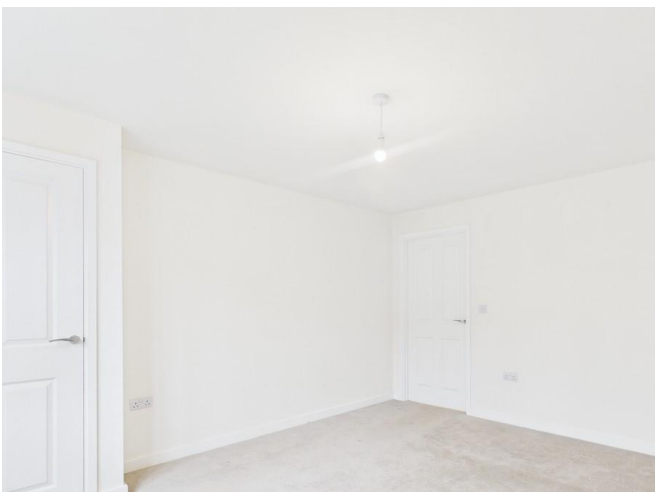


Buckthorn Drive, Stoke-on-Trent

3 Bedrooms, 0 Bathroom

Offers In Excess Of £210,000

- En-suite In Master Bedroom
- Two Double Bedrooms
- Perfect Family Home
- Downstairs WC
- Patio Doors To The Rear Garden



ENTRANCE HALL 2' 9" x 8' 1" (0.85m x 2.48m) As you enter the property, you are welcomed into a bright and inviting hallway, offering easy access to the lounge and the staircase leading to the first floor.

LOUNGE 11' 6" x 13' 10" (3.52m x 4.22m) This generously sized lounge is perfect for family living, with fresh grey carpets and crisp white walls. There's plenty of space for sofas, storage units, and all your household furniture, giving you a blank canvas to create a cosy, welcoming room for everyone to relax and spend time together.

KITCHEN/DINER 14' 7" x 9' 11" (4.46m x 3.04m) This spacious kitchen/diner is the perfect space for families to enjoy evening meals together, with room for a dining table and chairs and plenty of work space for everyone to cook alongside each other. It features a generous range of drawers and cupboards to keep all your essentials neat and tidy, an integrated oven and hob, and space for a washer, dryer, and fridge-freezer. Patio doors leading to the rear garden flood the room with natural light, creating a bright and welcoming feel.

WC 4' 10" x 3' 1" (1.48m x 0.96m) The downstairs toilet adds extra convenience, especially when hosting friends and family.

LANDING The landing provides easy access to all bedrooms and the family bathroom, as well as access to the loft hatch.



MASTER BEDROOM 11' 6" x 11' 0" (3.51m x 3.36m)
The master bedroom is a spacious double, offering plenty of room for a double bed as well as additional furniture such as wardrobes, a set of drawers, and more. A three-section window fills the room with natural light, creating a bright and welcoming space. Leading from the bedroom is a modern en-suite, designed for added convenience and privacy, featuring a shower with contemporary grey tiles, a toilet, and a sink.

BEDROOM 8' 5" x 10' 5" (2.59m x 3.20m) The second bedroom is also a generous double, offering similar space to the master. Decorated with fresh white walls and light carpets, it provides a blank canvas to add your own personal touch.

BATHROOM 7' 6" x 5' 5" (2.31m x 1.67m) The three-piece family bathroom is a practical and stylish space for modern living, featuring a bathtub complemented by the same contemporary tiles as the en-suite, along with a toilet and sink.

BEDROOM 5' 11" x 7' 3" (1.81m x 2.23m) Bedroom three comfortably accommodates a single bed and is a versatile space, perfect for a home office, guest bedroom, or whatever best suits your needs.

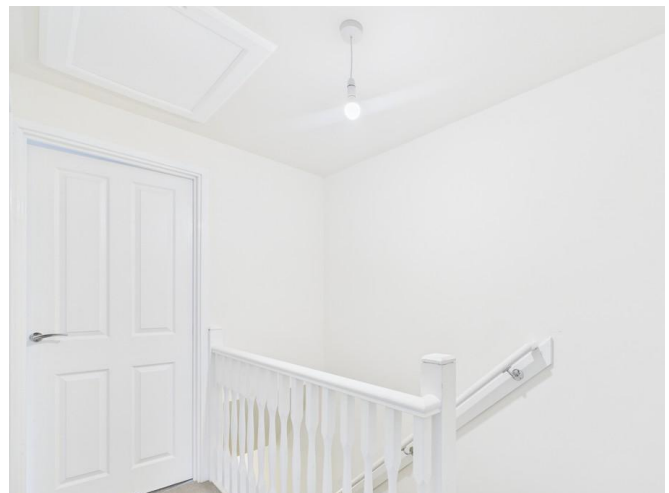
EXTERNAL Garden

The private, enclosed garden features a lawn with space for a table and chairs, as well as other outdoor furniture-perfect for summer days and outdoor entertaining. There is also side access through a secure gate, providing easy entry and exit.

Parking

The property benefits from a driveway, accommodating two vehicles, as well as plenty of on-street parking.

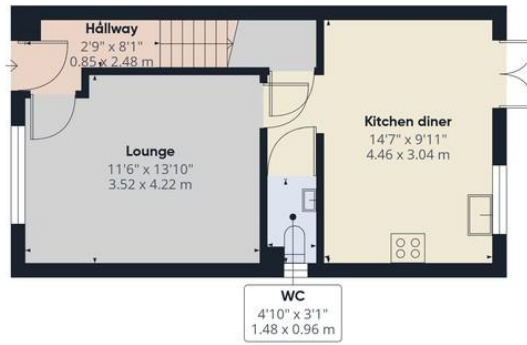
WARRANTY This property is covered by an NHBC building warranty. (7 years remaining)



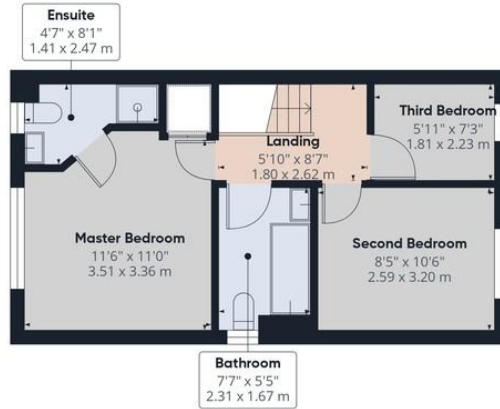


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1



Approximate total area⁽¹⁾
766 ft²
71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.