



5 Buckthorn Drive, Stoke-On-Trent, ST6 6UZ

Offers Over £200,000

- Modern Three-Bedroom Semi-Detached Home
- Spacious Lounge
- Principal Bedroom Having En-Suite Shower Room
- Approx. 7 years remaining of NHBC Warranty
- Situated On The Hollington Grange Development Built In 2023
- Generous Open-Plan Kitchen/ Diner With Walk-In Pantry Store
- Off-Road Parking For Two Vehicles
- Excellent Opportunity For First-Time Buyers, Families, Or Downsizers
- Ground Floor Cloakroom/ WC
- Good-Sized Enclosed Rear Garden

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Offered for sale with no onward chain and now representing one of the most competitively priced properties on the Hollington Grange development, this modern three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families or those looking to downsize to a modern, economical and easy-to-manage home.



Council Tax Band: B



Forming part of modern constructed residential development built in 2023, the property is conveniently positioned for access to Biddulph, local schools, the Biddulph Valley Walkway and the wider Potteries area. The development itself incorporates areas of open space together with a children's play area, whilst nearby Chatterley Whitfield provides a distinctive local heritage setting with access to established walking routes and surrounding open space.

The accommodation is particularly well proportioned and includes an entrance hall, spacious lounge and a generous open-plan kitchen/diner, complete with French doors opening directly onto the rear garden and the added benefit of a walk-in pantry/store. There is also a useful ground-floor cloakroom/WC.

To the first floor are three bedrooms, including a principal bedroom with its own en-suite shower room, together with a separate family bathroom.

Externally, the property compares favourably with some homes on the development, benefiting from a wider side driveway providing off-road parking for two vehicles, together with a front garden and a good-sized enclosed rear garden. Predominantly laid to lawn, the rear garden currently provides a blank canvas for the incoming purchaser to landscape and personalise to their own requirements.

Being a relatively modern home, the property also offers the energy-efficiency, economical running costs and lower-maintenance benefits associated with a home of this age, together with the added reassurance of approximately 7 years remaining NHBC warranty.

With its competitive asking price, no onward chain, spacious accommodation, private parking and good-sized garden, this is an attractive opportunity to purchase a modern home within this popular development.

Entrance Hall

2'9" x 8'1"

Modern Composite entrance door. Radiator. Stairs to first floor. Door to lounge. Wood effect laminate flooring.

Lounge

11'6" x 13'10"

UPVC double glazed window to front elevation. Radiator. Door providing access through to the kitchen/diner.

Kitchen/ Diner

14'7" x 9'11"

Spacious open-plan kitchen/diner fitted with a range of wall mounted cupboards and base units with work surfaces over, incorporating a stainless steel sink unit with mixer tap. Built-in electric oven with four-ring gas hob and extractor hood over. Space and plumbing for washing machine and further appliance space. Walk-in pantry/store providing useful additional storage. UPVC double glazed window to rear elevation. Radiator. UPVC double glazed French doors opening directly onto the rear garden.

Ground Floor WC

4'10" x 3'1"

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback. UPVC double glazed obscured window.

First Floor Landing

Doors providing access to the three bedrooms and family bathroom. Loft access.

Principal Bedroom

11'6" x 11'0"

Double bedroom with UPVC double glazed window to front elevation. Radiator. Door to en-suite shower room. Built in store cupboard.

En-Suite Shower Room

Fitted with a three-piece suite comprising enclosed shower cubicle with tiled walls, low-level WC and wash hand basin. Radiator.

Bedroom Two

8'5" x 10'5"

UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

5'11" x 7'3"

UPVC double glazed window. Radiator.

Family Bathroom

7'6" x 5'5"

Fitted with a three-piece suite comprising panelled bath with mixer tap, pedestal wash hand basin and low-level WC. Tiled splashbacks. Radiator. UPVC double glazed obscured window.

Externally

FRONT

The property is set back from the development with a lawned front garden and established boundary planting. A pathway provides access to the main entrance.

DRIVEWAY

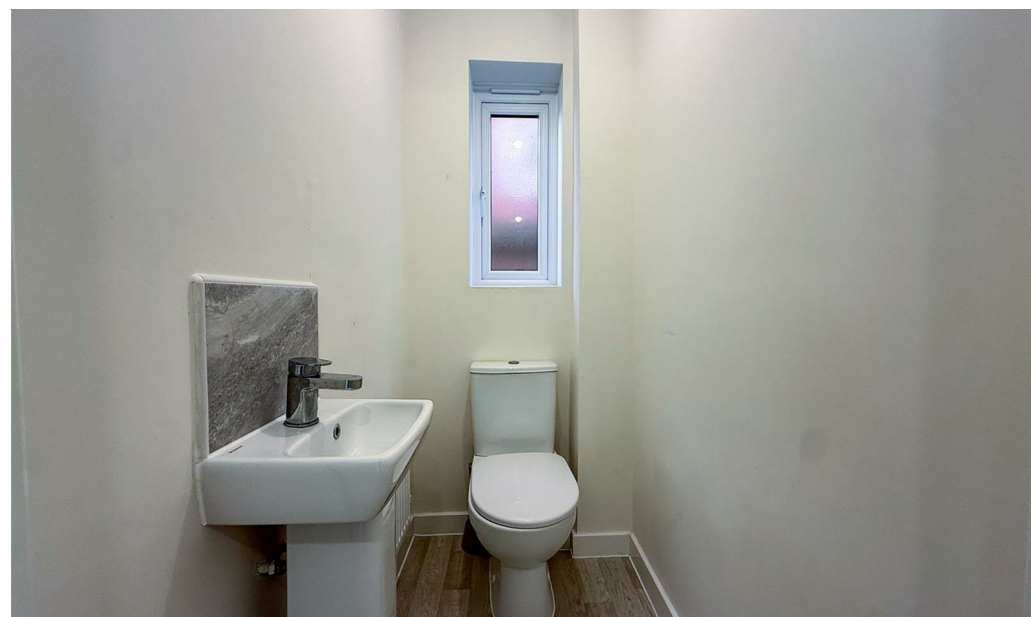
A wider than average side driveway provides off-road parking for two vehicles, with gated access continuing to the side of the property.

REAR GARDEN

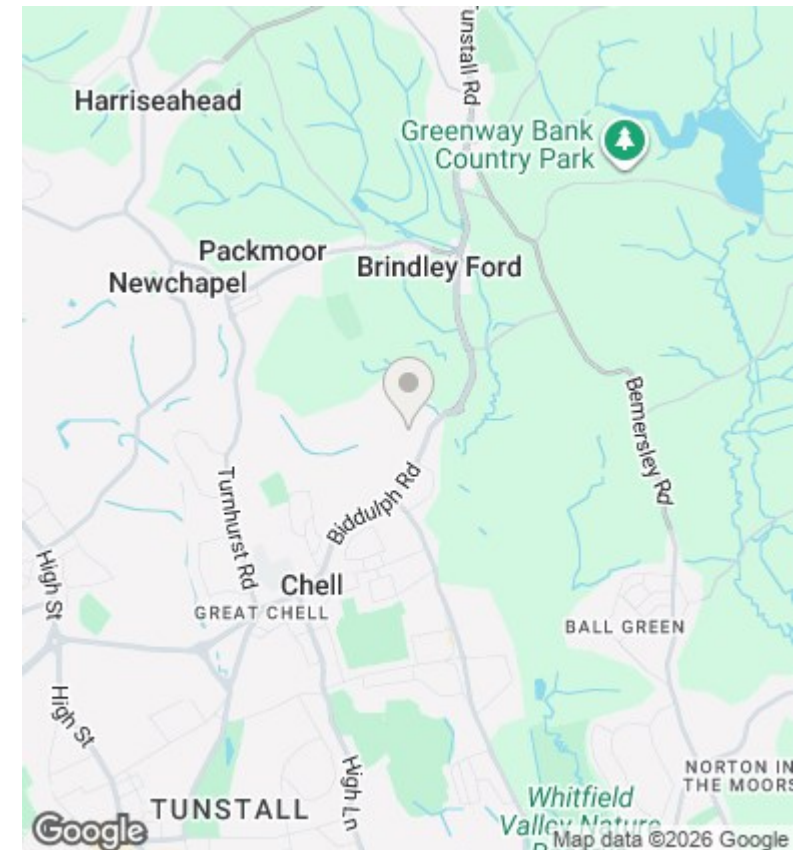
A good-sized enclosed rear garden, predominantly laid to lawn with a paved area adjoining the property. Timber fenced boundaries and gated side access. The garden currently provides a blank canvas for further landscaping to suit individual requirements.

NHBC WARRANTY

The property benefits from the remainder of its NHBC building warranty, with approximately seven years remaining.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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 