



47 Marychurch Road Bucknall, Stoke-On-Trent, ST2 9BJ

The CHURCH bells are ringing and were calling all prospective buyers too view this semi detached property in the popular area of Bucknall. Sold with NO UPWARD CHAIN, MaryCHURCH Road is ready and waiting for a new owner to put their own stamp on it. The accommodation on offer, comprises of a lounge, fitted kitchen, two bedrooms and a bathroom. Externally, sitting on a CORNER PLOT, the property benefits from off road parking with carport, and gardens to the front and rear. Located close to local amenities and schooling, your prayers have been answered, let me take you to CHURCH! Call today to book a viewing.

Offers in the region of £160,000

47 Marychurch Road

Bucknall, Stoke-On-Trent, ST2 9BJ



- VERY WELL MAINTAINED SEMI DETACHED PROPERTY ON A CORNER PLOT
- CLOAKROOM
- ENCLOSED REAR GARDEN AND AMPLE OFF ROAD PARKING, CARPORT
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS, WITH POTENTIAL TO CONVERT TO A THREE BEDROOM
- SOLD WITH NO UPWARD CHAIN
- LOUNGE/DINING ROOM
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

7'4" x 1'10" (2.25 x 0.58)

UPVC double doors to the front aspect. Tiled flooring.

Entrance Hall

12'6" x 5'10" (3.82 x 1.78)

Door to the front aspect.

Radiator. Stairs to the first floor and door to under stair storage cupboard.

Cloakroom

4'8" x 2'2" (1.44 x 0.67)

Window to the front aspect.

Fitted with a suite comprising low level W/C, wash hand basin. Fully tiled walls and radiator.

Kitchen

11'8" x 10'2" (3.57 x 3.11)

UPVC window to the front aspect and UPVC door to the side aspect. Fitted with a range of wall and base storage units

with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Electric cooker with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Radiator and tiled flooring.

Lounge/Diner

16'3" x 10'9" (4.96 x 3.28)

UPVC window to the rear aspect. Gas fireplace and radiator.

FIRST FLOOR

Landing

8'0" x 7'8" (2.45 x 2.35)

Stairs from the ground floor. Loft hatch access. Door to storage cupboard housing wall mounted combi boiler.

Bedroom One

16'2" x 10'7" (4.94 x 3.24)

UPVC windows to the rear aspect. Fitted wardrobes and

two radiators. (two access doors as can be made into a three bedroom property).

Bedroom Two

9'4" x 9'4" (2.87 x 2.86)

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

Bathroom

6'4" x 5'8" (1.94 x 1.75)

UPVC window to the front aspect. Fitted with a suite comprising shower cubicle, vanity wash hand basin and low level W/C. Fully tiled walls and radiator.

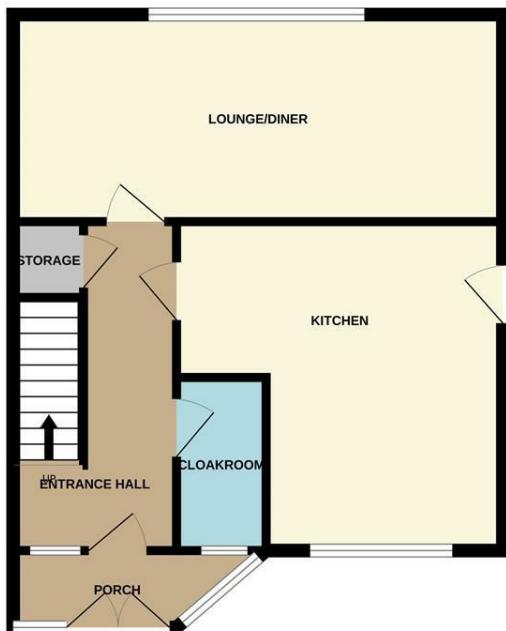
EXTERIOR

To the front of the property there is a block paved driveway with steps leading up to the property. Generous corner plot with carport and shed. To the rear the garden is enclosed with paved patio.

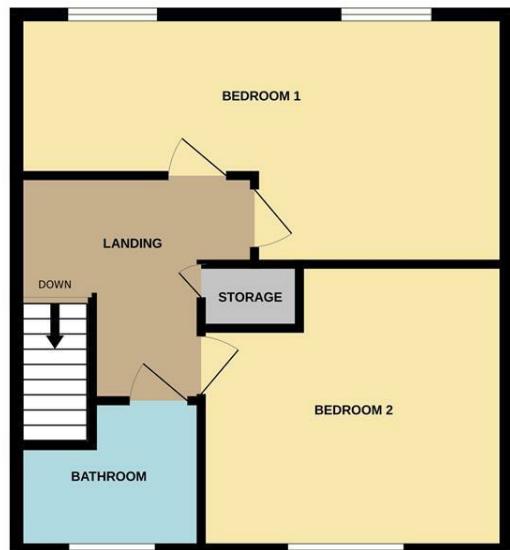


Floor Plan

GROUND FLOOR



1ST FLOOR



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		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	