

Wooliscroft Road Bucknall Stoke-On-Trent ST2 9HF



**Offers In Excess Of £160,000**

## Wooliscroft Road, Bucknall, Stoke-On-Trent, ST2 9HF

If Wooliscroft Road, Bucknall is the place you want to be -  
Then be sure to be quick, this property you really must see! -  
An immaculate semi, a wonderful family home -  
With plenty of space upstairs and downstairs to roam -  
There's THREE BEDROOMS plus bathroom and separate WC -  
Impressive kitchen/diner and beautiful lounge to fill you with glee -  
Spacious corner plot, driveway and garage too -  
Do not delay, call us now to view!

Nestled on Wooliscroft Road in the popular area of Bucknall, this beautifully presented semi-detached house is a true gem. Set on a generous corner plot, the property boasts well-maintained gardens to the front, side, and rear, providing ample outdoor space for relaxation and enjoyment.

Upon entering, you are welcomed by the entrance porch that leads into a bright hallway. The ground floor features a separate WC for convenience, a comfortable lounge perfect for unwinding, and a stunning fitted kitchen diner that is ideal for both family meals and entertaining guests. The kitchen is designed with modern living in mind, offering a stylish and functional space.

The first floor comprises three well-proportioned bedrooms, providing plenty of room for family or guests. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible. This property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Situated in a popular location, it is within easy reach of local amenities, making daily life convenient and enjoyable.

With its attractive features and prime location, this semi-detached house is a wonderful opportunity for those seeking a stylish and comfortable home. Viewing is highly recommended to fully appreciate all that this property has to offer.

### Entrance Porch

Upvc door and double glazed windows. Access into the hallway.

### Entrance Hall

Upvc door, Useful storage cupboard. Radiator. Laminate flooring,

### Lounge

13'9" x 12'1" (4.20 x 3.69)

Double glazed bow window to the front aspect. Feature fireplace with inset and hearth. Laminate flooring. Radiator.

### Kitchen/Diner

20'10" x 8'5" (6.37 x 2.59)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Cupboard housing gas central heating boiler. Ceramic sink with mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Double

glazed windows and double glazed French doors with access into the rear garden. Archway to the WC, useful storage cupboard and Upvc door to the side aspect.



### Separate WC

4'10" x 3'0" (1.49 x 0.92)

Double glazed window to the side aspect. Low level WC and wash hand basin. Heated towel rail.

### First Floor

#### Landing

Loft access. Double glazed window to the side aspect. Coving to ceiling.

#### Bedroom One

12'1" x 12'1" narrowing to 10'2" (3.69 x 3.69 narrowing to 3.12)

Double glazed window. Radiator. Built-in wardrobes/storage.



### Bedroom Two

13'5" x 8'8" (4.10 x 2.65)

Double glazed window. Radiator. Useful storage cupboard. Coving to ceiling.



Boasting a spacious corner plot with gardens to the front, side and rear aspects. Driveway providing ample off road parking. Single garage.



### Bedroom Three

9'1" x 8'7" (2.79 x 2.62)

Double glazed window. Radiator.

### Bathroom

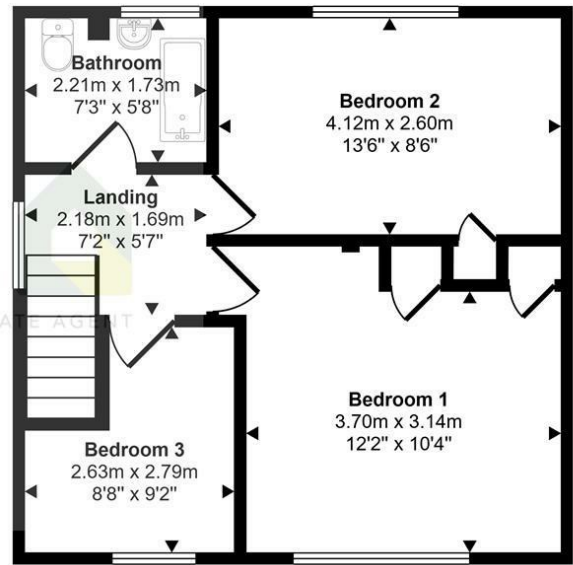
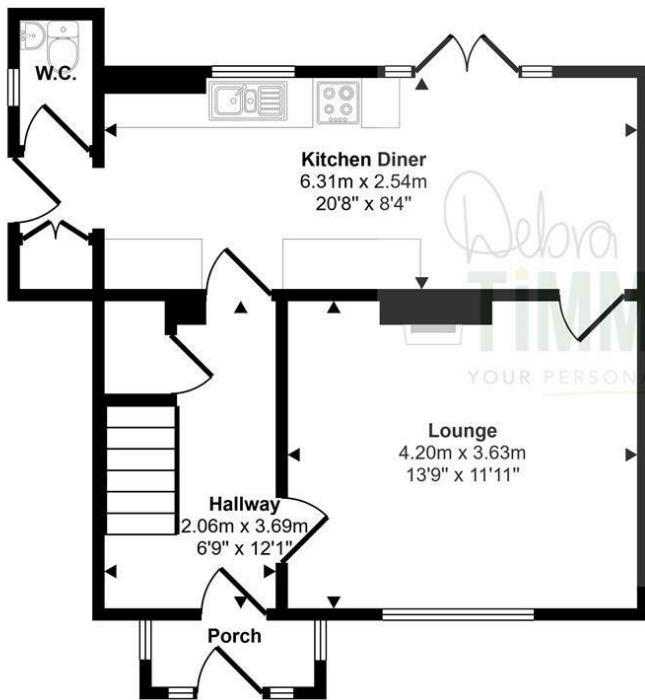
7'1" x 5'6" (2.18 x 1.69)

White suite comprises, panelled bath with Triton shower over and fitted shower screen. Vanity wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window.

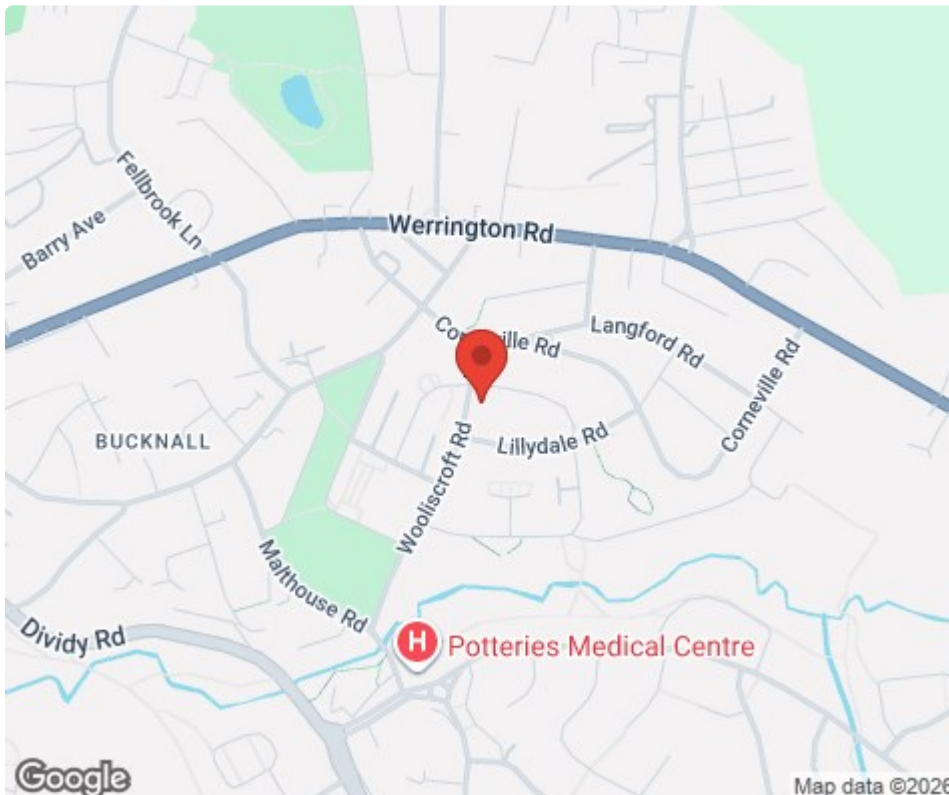
### Externally



Approx Gross Internal Area  
87 sq m / 937 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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