



Robertville Road, Bucknall

Stoke-On-Trent, Staffordshire, ST2 9HD

£115,000



NO UPWARD CHAIN - CORNER PLOT WITH GREAT POTENTIAL TO EXTEND (SUBJECT TO PLANNING) - A three bedroom semi detached house located at the head of a cul-de-sac in Bucknall. Just a short distance from Hanley town centre and close to local amenities this a great opportunity to create a family home. Internally the accommodation briefly comprises; Entrance hallway, lounge, dining room, fitted kitchen, landing, three bedrooms, bathroom and separate WC. Externally the property sits on a corner plot with gardens to the front, side and rear and has a large detached garage.

Porch

6 x 1'6 (1.83m x 0.46m)

Hallway

12'5 x 6'4 (3.78m x 1.93m)



Radiator and door to front.

Lounge

15'8 x 11'2 (4.78m x 3.40m)



Radiator and double glazed windows to front.

Dining room

10'11 x 9'5 (3.33m x 2.87m)



Radiator and patio door to rear.

Kitchen

10'11 x 8'1 (3.33m x 2.46m)



Having a range of wall and base units with preparation work surfaces over incorporating 1.5 sink drainer. Space for appliances, under stairs storage, wall mounted boiler, radiator, door to side and double glazed window to rear.

Landing

10'1 x 7'2 (3.07m x 2.18m)

Loft access, airing cupboard and double glazed window to side.

Bedroom one

17'6 x 10'7 (5.33m x 3.23m)



Radiator and double glazed windows to front.

Bedroom two

10'7 x 10'1 (3.23m x 3.07m)



Radiator and double glazed window to rear.

Bedroom three

8'11 x 7'3 (2.72m x 2.21m)

Radiator and double glazed window to front.

Cloaks

4'6 x 2'8 (1.37m x 0.81m)

Part tiled walls, WC, double glazed window to side.

Bathroom

7'2 x 5'6 (2.18m x 1.68m)



Having two piece suite comprising bath and wash hand basin.
Part tiled walls, radiator and double glazed window to rear.

Garage

19'7 x 10 (5.97m x 3.05m)

Power supply, up & over door.

Front



Providing off road parking leading to the garage. Garden laid to lawn.

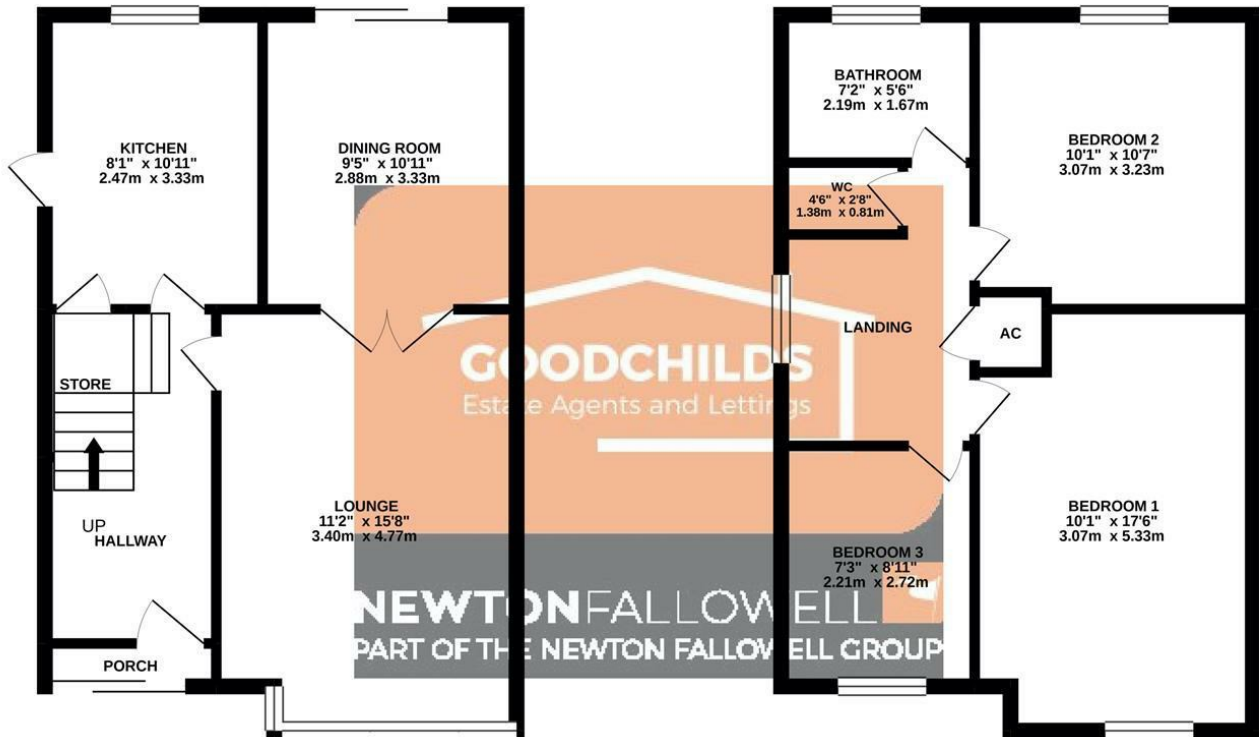
Rear



Sitting on a corner plot with gardens mainly laid to lawn.

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

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	



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