



38 Townsend Place

Bucknall, Stoke-On-Trent, ST2 9HX

Steve Martin once said, "Be so good, they can't ignore you!", that couldn't be anymore suited to this gorgeous town house on Townsend Place. Not only is this property good, it is stunningly beautifully, superbly spacious and one you will not be able to ignore! Elegantly maintained by its current owners the accommodation on offer comprises a snug lounge with bay window, large modern kitchen/diner complete with Rangemaster cooker, three double bedrooms and a chic family bathroom. Externally the property has fully enclosed rear garden with a large paved patio area and further lawned area and to the front the property has an open outlook over greenery. Located in the popular area of Bucknall, close to local amenities, schooling and commuter links to the main town centre. So don't let this property be ignored, make it yours for the taking! Call today to book a viewing.

Offers in excess of £134,950

38 Townsend Place

Bucknall, Stoke-On-Trent, ST2 9HX



- STUNNING MID TOWN HOUSE
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- COSY LOUNGE
- CONTEMPORARY FAMILY BATHROOM
- OPEN VIEW TO FRONTAGE
- MODERN FITTED KITCHEN/DINER
- LANDSCAPED REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

11'5" x 6'0" (3.48 x 1.83)

The property has a double entrance door to the front aspect. Fitted cloaks storage. Stairs to the first floor and radiator.

Lounge

16'4" x 13'4" (4.99 x 4.08)

A double glazed bay window overlooks the front aspect and glazed doors lead into the kitchen/diner. Fireplace housing electric fire. Television point and radiator.

Kitchen/Diner

19'9" x 10'9" (6.02 x 3.30)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer with coordinating work surface areas and

partly tiled walls. Integrated washing machine and freezer. Space for fridge/freezer. Freestanding Rangemaster cooker Wall mounted central heating boiler. Space for table and chairs and breakfast bar. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

12'4" x 11'8" (3.78 x 3.57)

A double glazed window overlooks the front aspect. Fitted wardrobe and radiator. Television point.

Bedroom Two

10'5" x 10'3" (3.20 x 3.13)

A double glazed window overlooks the rear aspect. Fitted wardrobe with storage above and radiator.

Bedroom Three

11'10" x 8'9" (3.63 x 2.69)

A double glazed window overlooks the

front aspect. Fitted storage cupboard. Radiator.

Bathroom

8'10" x 5'6" (2.71 x 1.70)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Radiator.

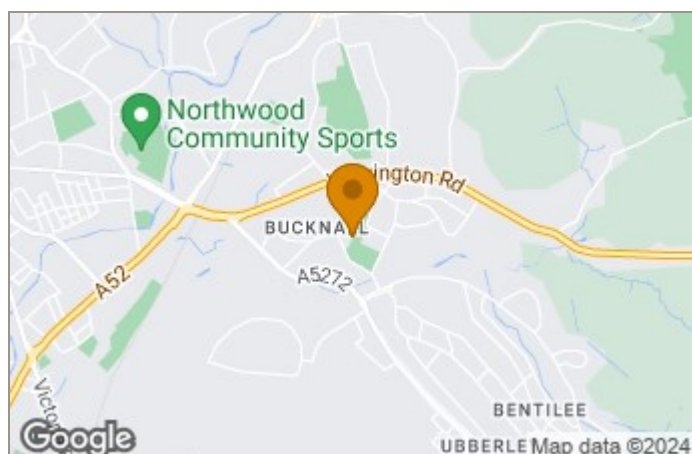
EXTERIOR

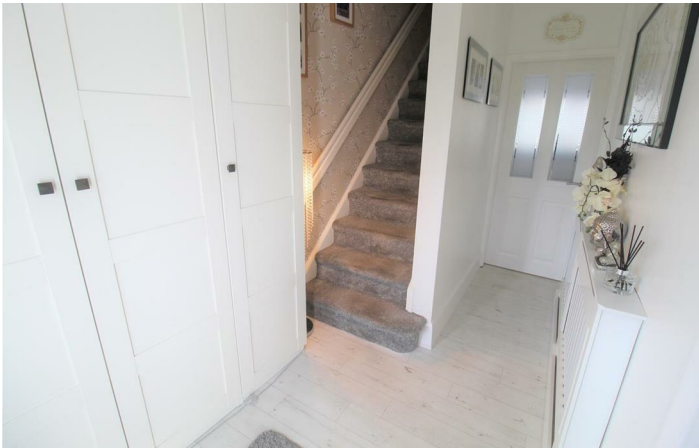
To the front the property has steps leading up to the entrance door and a slated area. To the rear the garden is the fully enclosed with a side access gate and has a large paved patio area with steps leading up to a lawned area. Garden shed and summer house.

Council Tax Band

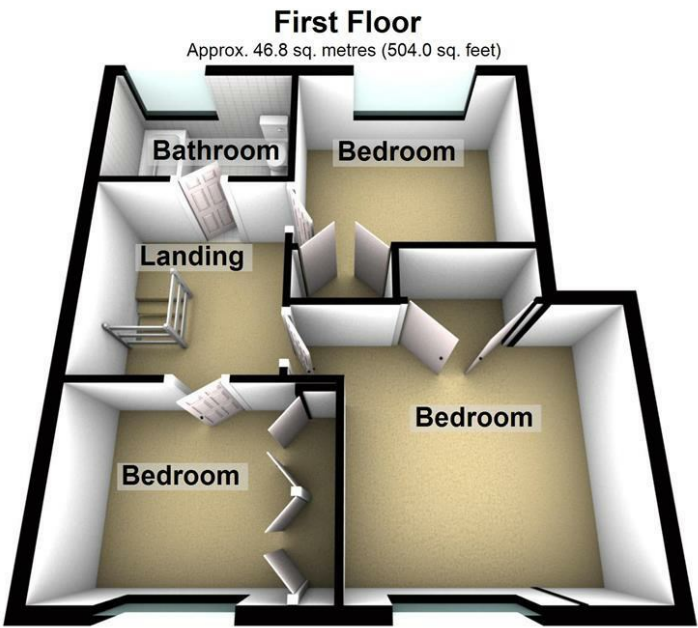
Council Tax Band A

Purchaser should seek confirmation prior to completion





Floor Plan



Total area: approx. 90.0 sq. metres (969.2 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		