



32 Gladwyn Street

Bucknall, Stoke-On-Trent, ST2 8JZ

You will be GLAD you set your sights on GLADwyn Street, a spacious traditional semi detached property in the popular area of Bucknall. The accommodation on offer boasts two reception rooms, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking and a garage to the front and to the rear the garden is low maintenance and laid to paving. The location is particularly advantageous, as it is within walking distance to local amenities, bus routes, and schools, making it a practical choice for families and commuters. One of the standout features of this home is that it is sold with no upward chain, allowing for a smooth and efficient purchase process. In summary, this semi-detached house on GLADwyn Street offers a delightful combination of space, convenience, making it a wonderful place to call home.

£155,000



- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- OFF ROAD PARKING PLUS GARAGE
- POPULAR AREA

- SOLD WITH NO UPWARD CHAIN
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN

- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- QUIET CUL-DE-SAC LOCATION

GROUND FLOOR

Entrance Porch

6'1" x 3'2" (1.86 x 0.99)

The property has a double glazed access door to the front aspect coupled with a double glazed window to the front. Tiled flooring.

Entrance Hall

12'7" x 5'10" (3.84 x 1.78)

A wooden single glazed entrance door leads into the entrance door coupled with a single glazed window to the front. Under stairs storage cupboard with single glazed window to the side. Radiator. Stairs leading to the first floor.

Lounge

12'1" x 10'4" (3.70 x 3.16)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Radiator.

Dining Room

11'11" x 10'5" (3.65 x 3.18)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Radiator.

Kitchen

8'7" x 5'7" (2.64 x 1.71)

A double glazed window overlooks the side and rear aspect, coupled with a wooden access door to the side. Fitted with a range of wall and

base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space for freestanding electric cooker, fridge/freezer and plumbing for washing machine. Radiator and tiled flooring.

Side Porch

9'0" x 6'5" (2.75 x 1.96)

A single glazed window overlooks the side and rear aspect. Access doors lead to the rear garden and into the garage. Space for fridge/freezer. Water tap.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'8" x 10'4" (3.88 x 3.16)

A double glazed bay window overlooks the front aspect. Fitted wardrobes. Radiator.

Bedroom Two

12'0" x 10'5" (3.67 x 3.19)

A double glazed window overlooks the rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

6'3" x 5'11" (1.92 x 1.82)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'2" x 5'10" (2.19 x 1.80)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Storage cupboard housing central heating boiler. Partly tiled walls, extractor fan and ladder style towel radiator.

EXTERIOR

To the front there is a paved driveway leading to the garage, with a raised gravelled area. To the rear the garden is fully enclosed and low maintenance. The rear is laid with paving and raised planter bed borders and a garden shed. Fully enclosed by panelled fencing.



Floor Plan



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		
(70-80)	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	