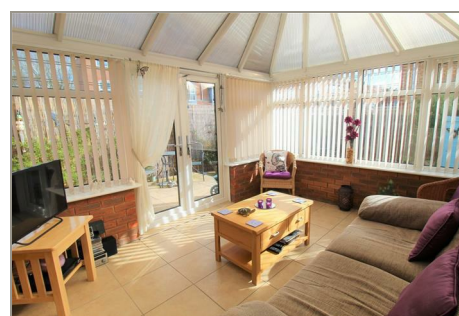




## 6 Bullrushes Close

Etruria, Stoke-On-Trent, ST1 5GF

Grab the BULL by the horns and ride straight on down to our office to book a viewing today on this immaculately presented end terrace on BULLrushes Close. This property is move in ready and comprises a lounge, modern fitted kitchen/diner, conservatory, cloakroom, two double bedrooms and family bathroom. Externally the property benefits from off road parking and a low maintenance fully enclosed rear garden. Located in the popular area of Etruria close to local amenities and excellent commuter links to the main town centre and A500. So ride that BULL, tame him and make this one yours for the taking! Call today to book a viewing.

**Offers in excess of £129,950**

# 6 Bullrushes Close

Etruria, Stoke-On-Trent, ST1 5GF



- IMMACULATE END TERRACED
- CLOAKROOM
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- LOUNGE
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- FITTED KITCHEN/DINER
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

10'2" x 3'4" (3.12 x 1.04)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

### Cloakroom

4'10" x 2'9" (1.49 x 0.84)

A double glazed window overlooks the front aspect. Low level W.C and wash hand basin with tiled splashback. Radiator.

### Lounge

14'11" x 10'0" (4.55 x 3.07)

A double glazed window overlooks the front aspect. Television point and wall mounted feature electric fire. Radiator.

### Kitchen/Diner

13'1" x 8'7" (4.00 x 2.64)

A double glazed window overlooks the rear aspect coupled with a double glazed door leading into the conservatory. Fitted with a range of wall and base storage units with inset stainless steel sink unit

and side drainer. Integrated electric oven and gas hob with cooker hood above.

Space and plumbing for fridge/freezer and washing machine. Under stairs storage cupboard which currently houses a tumble dryer. Space for table and chairs and radiator.

### Conservatory

12'9" x 9'10" (3.89 x 3.00)

Double glazed windows overlooks the side and rear aspect with double glazed patio doors leading out to the rear garden. Tiled flooring and television point.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

11'3" x 9'3" (3.44 x 2.84)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and drawers. Television point and radiator.

### Bedroom Two

13'2" x 8'3" (4.03 x 2.52)

Two double glazed windows overlook the front aspect. Storage cupboard. Radiator.

### Bathroom

6'4" x 6'0" (1.95 x 1.84)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and extractor fan and shaver point. Radiator.

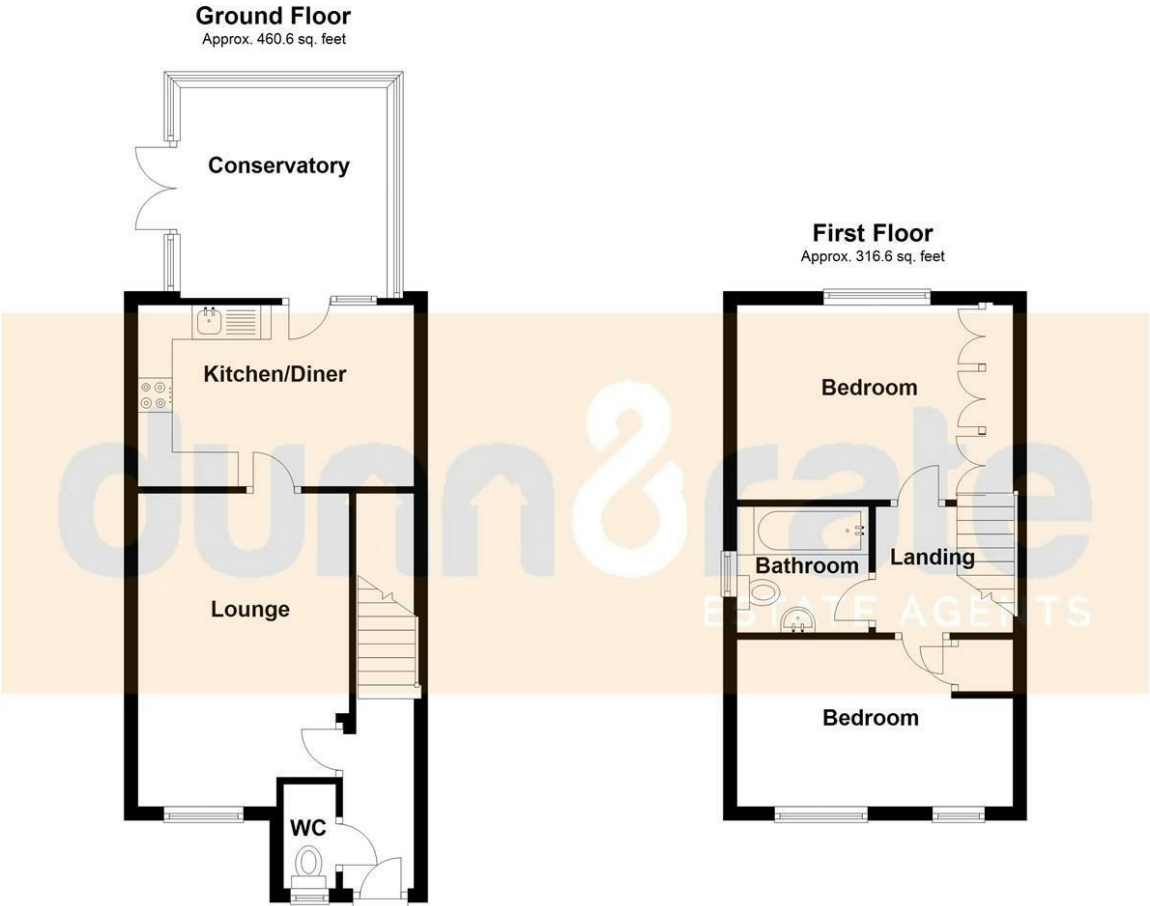
## EXTERIOR

To the front the property has a hedge border with slated area leading to the entrance door. To the side of the property there is a tarmac driveway. The rear garden is laid to paved patio and is fully enclosed by panelled fencing and side access gate. Garden shed.





Floor Plan



Total area: approx. 777.2 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

