



Gratton House Gratton Road

Bucknall, Stoke-On-Trent, ST2 9DJ

There is no place like home, there is no place like home! So tap the heels of them ruby slippers three times and close your eyes, and in a flash you will arrive at Gratton House! A beautiful traditional semi detached property in a quiet cul-de-sac location in the popular area of Bucknall. The property comprises of a spacious lounge, dining room, modern fitted kitchen, cloakroom, three great sized bedrooms and family bathroom. Externally the property has off road parking and a garage. To the rear the property has a large garden laid to lawn with a paved patio area with shrub borders. Who needs the Emerald City or even Kansas for that matter when you could have Gratton House! Well all you need is dial our number and chant, there is no place like home! Call today to book a viewing.

Asking price £170,000

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- IMMACULATE SEMI DETACHED
- LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM & W.C
- OFF ROAD PARKING & GARAGE
- LARGE REAR GARDEN
- POPULAR LOCATION
- EARLY VIEWING A MUST
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

6'6" x 1'8" (1.99 x 0.53)

The property has a double glazed entrance door to the front aspect. Tiled flooring.

Entrance Hall

14'3" x 6'4" (4.36 x 1.94)

A wooden entrance door leads from the porch. Tiled flooring. Radiator and stairs leading to the first floor.

Cloakroom

5'10" x 2'7" (1.79 x 0.79)

A low level W.C and wash hand basin. Tiled flooring.

Lounge

12'7" x 11'1" (3.86 x 3.40)

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

Dining Room

12'6" x 11'1" (3.82 x 3.40)

A double glazed window overlooks the front aspect. Radiator.

Kitchen

15'10" x 6'3" (4.85 x 1.92)

Two double glazed windows overlook the side and rear aspect. An access door leads out to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Partly tiled walls and coordinating work surface areas. Gas cooker point. Space for fridge/freezer. Storage cupboard housing central heating boiler. Loft access hatch.

FIRST FLOOR

First Floor Landing

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

Bedroom One

13'1" x 10'0" (4.00 x 3.05)

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

Bedroom Two

12'9" x 9'10" (3.89 x 3.02)

A double glazed window overlooks the rear aspect. Built in wardrobes. Radiator.

Bedroom Three

6'4" x 6'3" (1.95 x 1.92)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'2" x 6'1" (2.19 x 1.86)

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

Exterior

To the front the property has ample off road parking and a garage. To the rear the garden is large and laid mainly to lawn with a paved patio area and shrub borders.

Garage

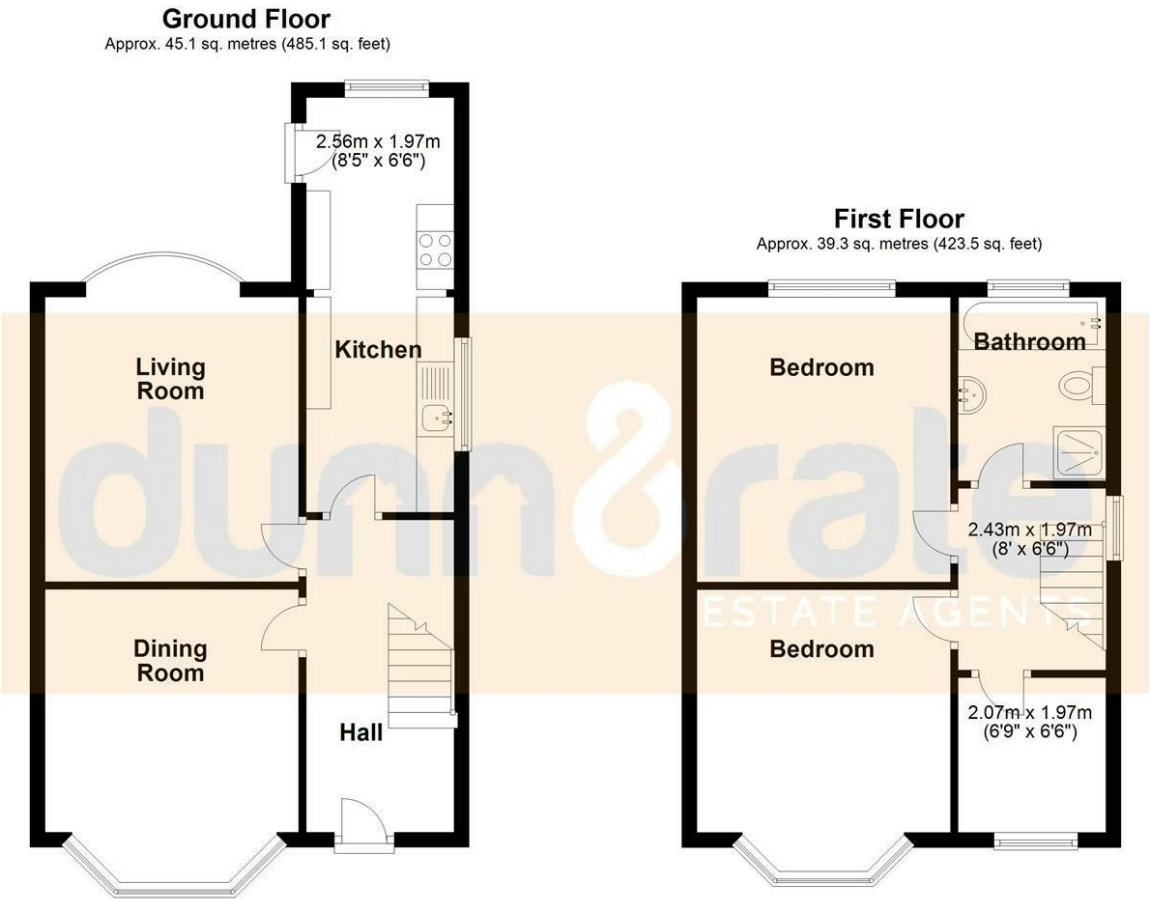
Up and over door with power and lighting.



Directions



Floor Plan



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