



81 Ruxley Road

Bucknall, Stoke-On-Trent, ST2 9BT

Lovely jubbly! This time next year we will be millionaires! Well you will feel like you have hit the jackpot when you set your sights on this immaculate mid terraced property in Bucknall. The accommodation comprises two reception rooms, one featuring log burning fire, fitted kitchen, two double bedrooms and contemporary bathroom suite. Externally the property benefits from off road parking to rear and a paved rear garden. Located in Bucknall, close to local amenities and excellent commuter links to the main town centre. You will feel like a right plonker!!! If you let this one pass you by. Call to book a viewing today.

Offers in the region of £94,950

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- IMMACULATE TERRACED PROPERTY
- DOWNSTAIRS BATHROOM
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Reception Room One

11'10" x 11'0" (3.63 x 3.37)

The property has a double glazed UPVC entrance door to the front aspect, coupled with a double glazed window to the front. Fire place housing electric fire. Television point and radiator.

Reception Room Two

11'10" x 11'0" (3.63 x 3.37)

Double glazed patio doors lead out to the rear garden. Open fireplace housing multi fuel burner. Television point and telephone line, radiator.

Kitchen

10'3" x 6'7" (3.14 x 2.01)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer with mixer tap. Co ordinating

work surface areas and partly tiled walls. Gas hob and gas oven with cooker hood above. . Space and plumbing for washing machine and tumble dryer. Radiator. Combi boiler and loft hatch access.

Rear Entrance Hall

6'10" x 2'11" (2.09 x 0.90)

A double glazed UPVC door overlooks the side aspect. Space for fridge/freezer.

Bathroom

8'1" x 6'3" (2.48 x 1.92)

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

FIRST FLOOR

Bedroom One

11'10" x 11'1" (3.63 x 3.38)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

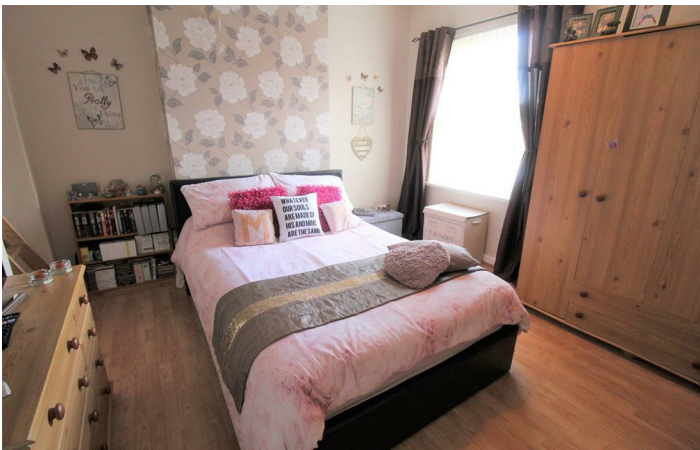
12'0" x 11'10" (3.67 x 3.63)

A double glazed window overlooks the rear aspect. Radiator. Loft access hatch the loft has been partly converted so houses a double glazed velux window, ceiling spotlights and power and lighting.

EXTERIOR

To the rear the garden is block paved leading to the carport with off road parking and double gates. Garden shed and log store.





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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