



## 12 Fonthill Walk

Bucknall, Stoke-On-Trent, ST2 8PD

They say "Home" isn't a place its a feeling and a house is built from bricks and stone but, it is memories that make a house a home. With that in mind, we have a spacious townhouse property ready and waiting for a new owner to make it a home. To the ground floor there is a lounge, kitchen/diner, To the first floor there are two double bedrooms and a contemporary bathroom suite. Externally, the property has an enclosed low maintenance garden to the rear with double gates and a garage. Located in a popular location close to amenities. Arrange your viewing now, while you can!

**Offers in the region of £144,000**

# 12 Fonthill Walk

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- IMMACULATE MID TERRACED PROPERTY
- CONTEMPORARY BATHROOM
- GARAGE
- OPEN PLAN LOUNGE/KITCHEN/DINER
- LOW MAINTENANCE GARDENS TO THE REAR AND THE FRONT
- AMPLE PARKING AVAILABLE IN THE CUL-DE-SAC
- TWO GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN WITH DRIVEWAY
- EARLY VIEWING A MUST

## GROUND FLOOR

### Rear Entrance Hall

9'9" x 6'7" (2.98 x 2.03)

UPVC double glazed door to the rear. Storage cupboard and radiator.

### Open Plan Lounge

17'6" x 7'6" (5.34 x 2.29)

A double glazed window overlooks the front aspect. Electric fireplace, wall lights, radiator and TV point.

### Open Plan Kitchen/Diner

24'0" x 7'6" (7.32 x 2.29)

A double glazed window overlooks the rear and front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Appliances include; gas oven and hob with extractor fan. Space and plumbing for a washing machine, fridge/freezer, table and chairs. Radiator.

## FIRST FLOOR

### First Floor Landing

5'8" x 5'5" (1.75 x 1.66)

Stairs from the ground floor. A double glazed window overlooks the rear aspect. Two storage cupboards.

### Bedroom One

11'8" x 8'10" (3.57 x 2.71)

A double glazed window overlooks the front aspect. Built in wardrobes and radiator.

### Bedroom Two

14'3" x 8'3" (4.36 x 2.54)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

8'10" x 5'2" (2.71 x 1.6)

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

### EXTERIOR

To the front the property has a paved forecourt and decorative

stone. To the rear, the garden is fully enclosed with a paved patio, fencing and double gates.

### Garage

Up and over door to the front and side door from rear garden. Power, lighting and alarm.



## Floor Plan

GROUND FLOOR



1ST FLOOR



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			87
(81-91) B			
(69-80) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	