



## 546 Dividy Road

Bucknall, Stoke-On-Trent, ST2 0AF

Let today be the start of something new, a new beginning, a new adventure, new possibilities! Well the possibilities are endless for what you could create with this spacious end townhouse property on Dividy Road! The perfect first time buyer or investor property, the accommodation on offer comprises a large lounge, fitted kitchen/diner, two huge bedrooms, bathroom and separate W.C. Externally the property benefits from off road parking and a detached garage with a fully enclosed rear garden. Located in the popular area of Bucknall, close to local amenities and commuter links to the main town centre. Call today to book a viewing and let today be the start of something new!

**Offers in excess of £125,000**

# 546 Dividy Road

Bucknall, Stoke-On-Trent, ST2 0AF



- EXTREMELY SPACIOUS END TOWNHOUSE
- TWO HUGE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE
- BATHROOM WITH SEPERATE W.C
- PERFECT FIRST TIME BUYER OR INVESTOR PROPERTY
- FITTED KITCHEN/DINER
- OFF ROAD PARKING & GARAGE
- CLOSE TO LOCAL AMENITIES

## GROUND FLOOR

### Entrance Porch

4'1" x 3'6" (1.26 x 1.09)

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

asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space for freestanding electric cooker, fridge/freezer and washing machine. Under stairs storage and pantry. Radiator. Space for table and chairs.

rear aspect. Fitted with a bath and wash hand basin. Partly tiled walls.

### Entrance Hall

7'7" x 3'11" (2.33 x 1.20)

A wooden glazed door leads from the porch. Storage cupboard and stairs leading to the first floor.

## FIRST FLOOR

### First Floor Landing

Loft access hatch. Airing cupboard housing central heating boiler.

### Bedroom One

15'8" x 10'5" (4.80 x 3.20)

Two double glazed windows overlook the front aspect. Storage cupboard and radiator.

### Bedroom Two

14'8" x 7'9" (4.48 x 2.37)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

5'5" x 4'11" (1.66 x 1.51)

A double glazed window overlooks the

### Separate W.C

5'5" x 2'4" (1.66 x 0.73)

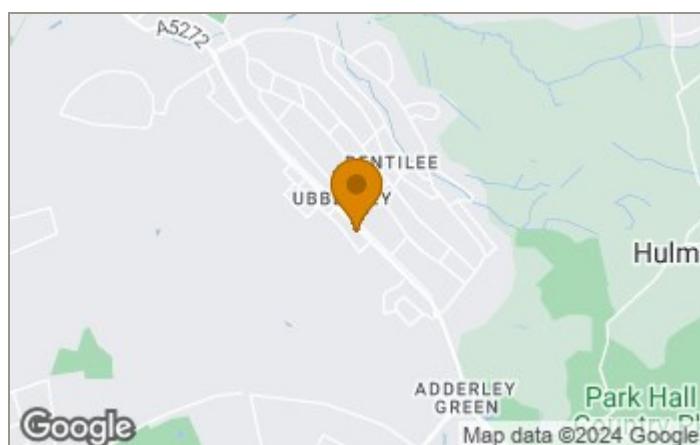
A double glazed window overlooks the rear aspect. Fitted with a low level W.C. Partly tiled walls.

## EXTERIOR

To the front the property has a driveway with a flower bed area and to the rear the garden is fully enclosed with side access gate and hedge border. Laid with a paved patio area and rear flower bed and mature shrubbery. Garden shed.

### Garage

Detached garage with up and over door.





## 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			85
(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 <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	