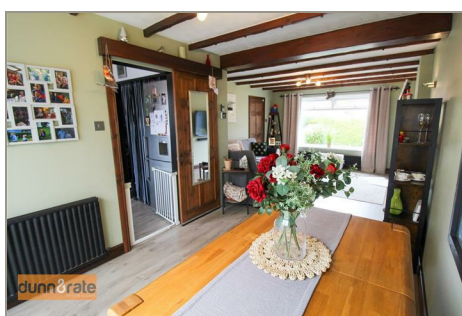




326 Ruxley Road

Bucknall, Stoke-On-Trent, ST2 9BA

What you want, baby I got it! What you need, you know I got it! All im asking is for you to come and view me! A stunning semi detached property sitting on an extremely sizeable corner plot in the popular area of Bucknall. Ruxley Road is beautifully maintained throughout and the accommodation comprises a large lounge/diner, modern fitted kitchen, sun room, three bedrooms and contemporary bathroom. Externally the property sits on a huge plot with ample off road parking and detached garage, lush lawns sweep around the side of the property enclosed by a hedge border. To the rear the garden has been landscaped with a paved patio seating area with sheltered wooden pergola and gravelled areas. There is access to two storage sheds, a workshop and office space. Located in area of Bucknall, close to local amenities, schooling and commuter links to the main town centre. Its time you gave this property the R.E.S.P.E.C.T it deserves and come along and book a viewing.

£210,000

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- IMMACULATE SEMI DETACHED PROPERTY
- FITTED KITCHEN
- LANDSCAPED REAR GARDEN TO FRONT/SIDE AND REAR
- POPULAR LOCATION
- SITTING ON A HUGE CORNER PLOT
- THREE BEDROOM
- NUMBER OF GARDEN SHEDS/WORKSHOP & OFFICE SPACE
- LARGE LOUNGE/DINER & SUN ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

The property has a UPVC entrance door to the front aspect coupled with a double glazed window to the side aspect. Stairs leading to the first floor. Radiator.

Lounge/Diner

24'1" x 12'6" (7.36 x 3.82)

A double glazed window overlooks the front aspect coupled with double glazed sliding patio doors leading into the sun room. Television point and two radiators. Space for table and chairs.

Kitchen

7'1" x 6'11" (2.18 x 2.11)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding gas cooker and space and plumbing for fridge/freezer and dishwasher. Large walk in under stairs storage pantry. Wall mounted central heating boiler.

Sun Room

11'5" x 4'8" (3.49 x 1.43)

A single glazed window overlooks the side and rear aspect coupled with double doors leading to the rear garden. Base unit storage cupboards.

FIRST FLOOR

First Floor Landing

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

Bedroom One

11'3" x 9'5" (3.44 x 2.89)

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

Bedroom Two

10'7" x 9'6" (3.23 x 2.91)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'3" x 5'9" (2.53 x 1.77)

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

Bathroom

6'8" x 5'1" (2.05 x 1.57)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, vanity hand wash basin and low level W.C. Ladder style towel radiator.

EXTERIOR

The property sits on an extremely sizable corner plot with gardens to the front, side and rear. To the front there is a hedge border with a paved

pathway leading to the entrance door and gravelled area with mature trees and shrubbery. To the side the garden is laid to lawn with a hedge border, double gates lead to a driveway and access to the garage. To the rear the garden is fully enclosed with a paved patio seating area with wooden sheltered pergola with power and lighting. A gravelled area and access to the three large garden sheds, workshop and office space.

Workshop

11'0" x 5'7" (3.37 x 1.72)

A window overlooks the front aspect. Power and lighting and access into the office space.

Office

13'2" x 10'1" (4.02 x 3.09)

Fully insulated office space with a window to the front. Power and lighting.

Garage

Double doors to the front, partitioned off and used for storage.





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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