



76 Ruxley Road

Bucknall, Stoke-On-Trent, ST2 9BU

Lovely jubbly!!! In the words of Derek Trotter you would be a right plonker! If you let this spacious mid terraced property on Ruxley Road pass you by. This property comprises of two spacious reception rooms, modern fitted kitchen, contemporary ground floor shower room, two bedroom, converted attic room and huge family bathroom. Externally the property benefits from a block paved rear garden. Located in the popular area of Bucknall, close to local amenities and excellent commuter links to the main town centre. Well this time next year we will be millionaires! You will feel like you have won the lottery if you manage to bag this property, all that's left for you to do is give us a call and see for yourself! And for a bonus its sold with NO UPWARD CHAIN!

£92,500

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- SPACIOUS MID TERRACED
- DOWNSTAIRS SHOWER ROOM
- CONVERTED ATTIC ROOM
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN
- LARGE FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Reception Room One

11'10" x 9'11" (3.63 x 3.03)

A double glazed entrance door overlooks the front aspect coupled with a double glazed window. Radiator.

Reception Room Two

11'9" x 9'11" (3.60 x 3.03)

A double glazed door leads out to the rear aspect. Under stairs storage cupboard. Stairs to the first floor and radiator.

Kitchen

12'8" x 6'11" (3.88 x 2.11)

Two double glazed windows overlook the side aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer, coordinating work surface areas and partly tiled walls. Space for gas cooker, fridge/freezer and washing machine. Wall mounted central heating boiler. Ceiling spotlights.

Utility Area

6'9" x 4'10" (2.06 x 1.48)

A double glazed door leads out to the rear garden. Work surface areas and partly tiled. Radiator.

Shower Room

7'0" x 6'2" (2.15 x 1.90)

A single glazed window overlooks the side aspect. Fitted with a suite comprising shower cubicle, low level W.C and wash hand basin. Fully tiled walls. Extractor fan and ceiling spotlights. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch and ceiling spotlights.

Bedroom One

11'10" x 10'0" (3.62 x 3.07)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

14'0" x 8'8" (4.28 x 2.65)

A double glazed window overlooks the

rear aspect. Radiator. Ladders leading to loft room.

Attic Room

10'6" x 7'4" (3.21 x 2.26)

Velux window to the rear aspect. Radiator. Ceiling spotlights.

Bathroom

11'0" x 6'11" (3.36 x 2.12)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising corner bath, separate shower unit, low level W.C and his and hers vanity sink units. Fully tiled walls and radiator.

EXTERIOR

To the rear the garden is block paved with a rear access gate.

Agents Notes

Please note the attic room is partially converted and independent advice should be sought to satisfy purchaser requirements.





Floor Plan



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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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