

**FOR SALE**



## **Ruxley Road Bucknall**

**3 Bedrooms, 1 Bathroom, Semi Detached House**

**Asking Price Of £124,950**



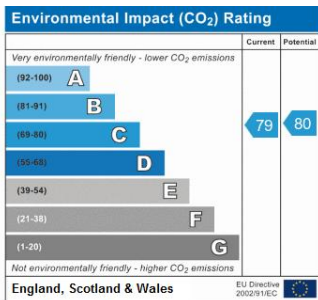
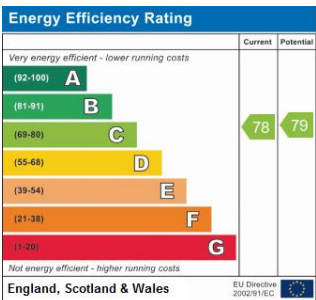
- Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen Dining Room
- Gas Central Heating
- Ideal For Investors
- Downstairs Cloakroom

**PROPERTY SUMMARY** A spacious three bed semi-detached house situated in the popular residential location of Bucknall being sold with no upper chain and currently tenanted with a income of £5700 PA offering an ideal opportunity for investors. It is presented to a good standard throughout, also offering easy access to a number of local amenities, public transport, local schools and good local road links including the A50 and M6. The accommodation comprises entrance porch, entrance hall, lounge, kitchen/diner, downstairs cloakroom, first floor landing, three bedrooms and bathroom. Externally there is a shared drive to off road parking area and garden. Early viewing is highly recommended to appreciate the full potential of this property.

**LOUNGE/DINER** 20' 8" x 12' 9" (6.311m x 3.904m) Double glazed door to side elevation, two double glazed windows to front elevation, TV point, stairs to first floor landing, laminated floor, two radiators.

**KITCHEN** 15' 1" x 11' 10" (4.6045m x 3.611m) Double glazed door to side elevation, two double glazed windows to side elevation, comprising arrange of wall, base and drawer units with roll top work surface over incorporating stainless steel sink and drainer, tiled splash back, stainless steel four burner hob with stainless steel extractor fan over, built-in oven, under stairs storage, wall mounted gas boiler, laminated floor, two radiators.

**DOWNSTAIRS CLOAKROOM** Double glazed window



Address:  
Ruxley Road



to side elevation, comprising low level WC, cloakroom wash hand basin, tiled walls, radiator.

**FIRST FLOOR LANDING** Doors to:-

**BEDROOM ONE** 11' 11" x 10' 5" (3.640m x 3.200m)  
Double glazed window to front and side elevation, loft access, radiator.

**BEDROOM TWO** 12' 1" x 11' 3" (3.708m x 3.441m)  
Double glazed window to rear and side elevation, radiator.

**BEDROOM THREE** 9' 4" x 7' 9" (2.863m x 2.386m)  
Double glazed window to front elevation, radiator.

**BATHROOM** 11' 5" x 6' 7" (3.492m x 2.019m)  
Comprising low level WC, pedestal wash basin, panelled bath with shower mixer tap and shower screen, part tiled walls, extractor fan, radiator.

**EXTERNALLY** Externally there is a shared drive to off road parking area and garden.



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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