

FOR SALE



Corneville Road, Bucknall
Asking Price Of £159,950


MARTIN & CO

Corneville Road, Bucknall

Asking Price Of £159,950

- 3-bedrooms
- New electrics & plastering
- New bathroom suite
- Off Road Parking
- Gas Central Heating

A beautifully presented start to the New Year! You are invited to view this recently modernised 3-bedroomed semi with new electrics, new plastering, new bathroom. Briefly comprising Hall, Lounge,

HALL 6' 6" x 3' 8" (2m x 1.12m) UPVC front door, central heating radiator, wood floor

LOUNGE 13' 6" x 12' 10" (4.14m x 3.92m) UPVC double glazed window to front, central heating radiator, solid wood floor, chimney breast with wood burner, T.V. access point

KITCHEN 12' 10" x 9' 2" (3.92m x 2.81m) UPVC double glazed window stainless steel grey to front, central heating radiator, solid wood floor, range of wall & base units with oak worktops over, oven & hob with extractor fan over, fridge freezer, built-in dishwasher

INNER HALL Low-level WC, wash-hand basin, part-tiled



walls, heated towel rail, smoke alarm, plumbing & space for washing machine, UPVC double glazed door to rear

STAIRS & LANDING 6' 1" x 2' 11" (1.86m x 0.9m) UPVC double glazed window to side elevation, carpet, smoke alarm, loft access

BEDROOM 10' 5" x 9' 6" (3.2m x 2.91m) UPVC double glazed window to front elevation, central heating radiator, wood floor, built-in wardrobe unit

BEDROOM 9' 2" x 7' 1" (2.81m x 2.16m) UPVC double glazed window to rear elevation, central heating radiator, wood floor, inset spot lights

BEDROOM 12' 7" x 8' 11" (3.86m x 2.74m) UPVC double glazed window to rear elevation, central heating radiator, wood floor, inset spot lights

BATHROOM 7' 1" x 6' 3" (2.18m x 1.91m) UPVC double glazed window, tiled floor, 3-piece suite in white with shower over installed 2022

REAR LEAN TO 14' 7" x 5' 10" (4.45m x 1.79m) Rear lean to with power & lighting

REAR GARDEN Block paving & lawn areas, trees enclosed by fencing



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.