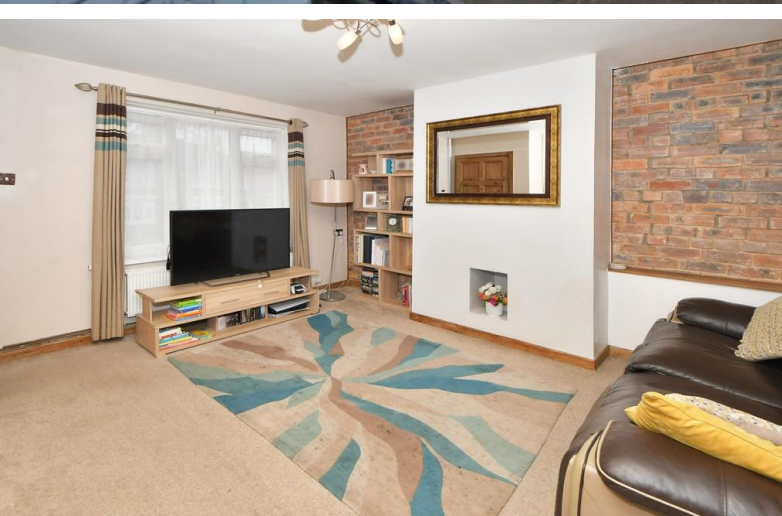


FOR SALE



Corneville Road, Bucknall

3 Bedrooms, 1 Bathroom, Semi-Detached

Offers In Region Of £139,950


MARTIN&CO



Corneville Road, Bucknall

3 Bedrooms, 1 Bathroom

Offers In Region Of £139,950

- Three Bedroom Property
- Family Home
- Semi Detached
- Popular Bucknall Area
- Enclosed Rear Garden

ENTRANCE HALL 4' 5" x 3' 7" (1.35m x 1.09m)

Laminate flooring, wall mounted radiator, door to living room and stairs to the first floor landing.

LOUNGE 13' 8" x 12' 11" (4.17m x 3.94m)

Carpet flooring, UPVC double glazed window to the front elevation, wall mounted radiator, door to kitchen and under stairs storage cupboard with UPVC double glazed frosted window to the side elevation.

KITCHEN 12' 11" x 9' 4" (3.94m x 2.84m) Wall and base units with work surfaces over, integrated stainless steel sink with mixer tap, spaces for a washing machine, cooker and fridge/freezer, tiled splashbacks, tiled floor, extractor fan, UPVC double glazed window to the rear elevation, wall mounted radiator and door leading to the exterior of the property.

WC 5' 2" x 3' 0" (1.57m x 0.91m)

Located off the kitchen, vinyl flooring, tiled walls, wc, wall mounted hand wash basin, wall mounted radiator and a UPVC double glazed frosted window to the rear.

LANDING 7' 0" x 6' 0" (2.13m x 1.83m)

Carpeted stairs and landing, UPVC double glazed frosted window to the side elevation, doors leading to all three bedrooms and the bathroom.

BEDROOM ONE 10' 7" x 9' 2" (3.23m x 2.79m)

Carpet flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

BEDROOM TWO 12' 6" x 9' 2" (3.81m x 2.79m)

Carpet flooring, wall mounted radiator, double glazed window to the rear elevation and a storage cupboard housing the gas boiler.

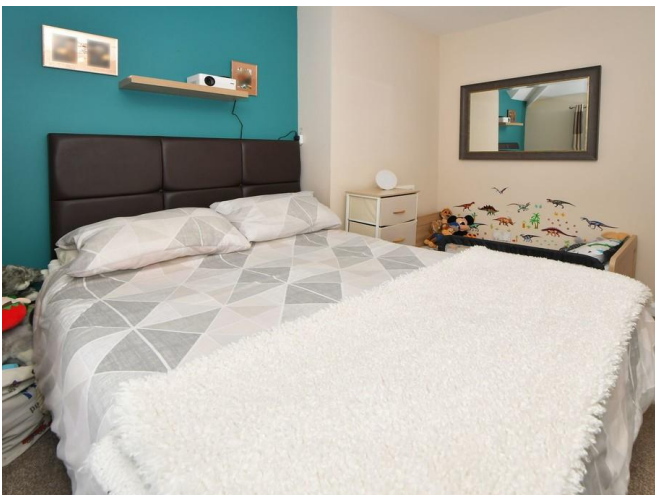




BEDROOM THREE 9' 2" x 7' 0" (2.79m x 2.13m)
Carpet flooring, wall mounted radiator and a UPVC double glazed window to the rear elevation.

BATHROOM 7' 5" x 7' 0" (2.26m x 2.13m) A three piece suite including a panel bath with shower over, wc, pedestal hand wash basin, tiled walls, wall mounted radiator, vinyl flooring and a UPVC double glazed frosted window to the front elevation.

EXTERNALLY To the front the property has steps leading to the front door and a lawned area. Side access leads down the right hand side of the property where you enter into the enclosed rear garden that is mainly laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





All measurements are approximate and for display purposes only

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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 for 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.