

FOR SALE



Brackenfield Avenue, Bucknall, Stoke-on-trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £165,000





**Brackenfield Avenue, Bucknall,
Stoke-on-trent**

3 Bedrooms, 1 Bathroom

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- Semi Detached Family Home
- Three Bedrooms
- Breakfast Kitchen Dining Room
- Upvc Double Glazing
- Gas Central Heating

HALL 5' 11" x 3' 1" (1.8m x 0.94m) Upvc double glazed frosted glass door, wood laminate flooring

LOUNGE 19' 7" x 10' 5" (5.97m x 3.18m) Upvc double glazed window to the front elevation, Upvc double glazed French doors to the rear, TV aerial point, chimney breast, Adam style fire surround, gas fire, inset spot lights, wood laminate flooring

KITCHEN 11' 7" x 11' 4" (3.53m x 3.45m) Upvc double glazed windows to the rear and side elevation, range of wall and base units with worktops over, space and plumbing for washing machine and tumble dryer, space for range cooker, breakfast bar area, central heating radiator, vinyl flooring

DOWNSTAIRS CLOAKROOM Upvc double glazed window to the front elevation, LLWC in white, space for fridge freezer, tiled flooring

STAIRS AND LANDING Loft access, boarded and ladder, built in airing cupboard housing central heating radiator, carpet to floor

BATHROOM 8' 2" x 5' 4" (2.49m x 1.63m) Upvc double glazed frosted window to the side elevation, 3 piece bathroom suite in white, heated towel rail, part tiled walls, vinyl flooring





BEDROOM 13' 10" x 11' 7" (4.22m x 3.53m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

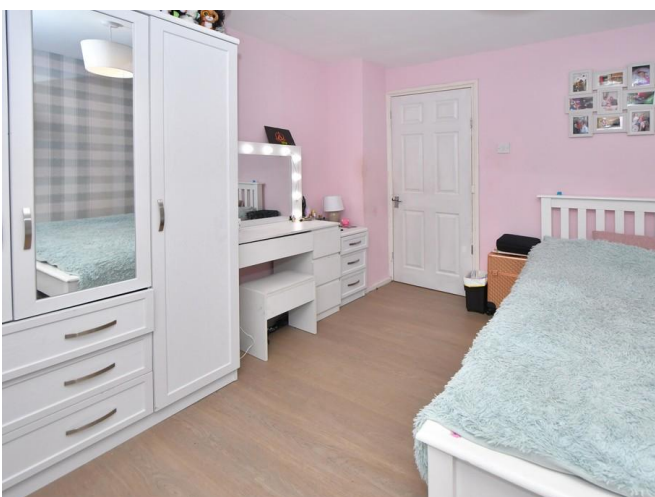
REAR GARDEN Blocked paved and decked area, Astro turf, enclosed by fence, wood gates to side

BEDROOM 10' 6" x 8' 4" (3.2m x 2.54m) Upvc double glazed window to the rear elevation, central heating radiator, built in cupboard, carpet to floor

Pool room, alarmed, 2 x French doors, inset spot lights, wall heater, wood laminate flooring

BEDROOM 10' 11" x 10' 6" (3.33m x 3.2m) Upvc double glazed window to the front elevation, central heating radiator, wood laminate flooring

FRONT GARDEN Paved walk way enclosed by fence





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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

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