

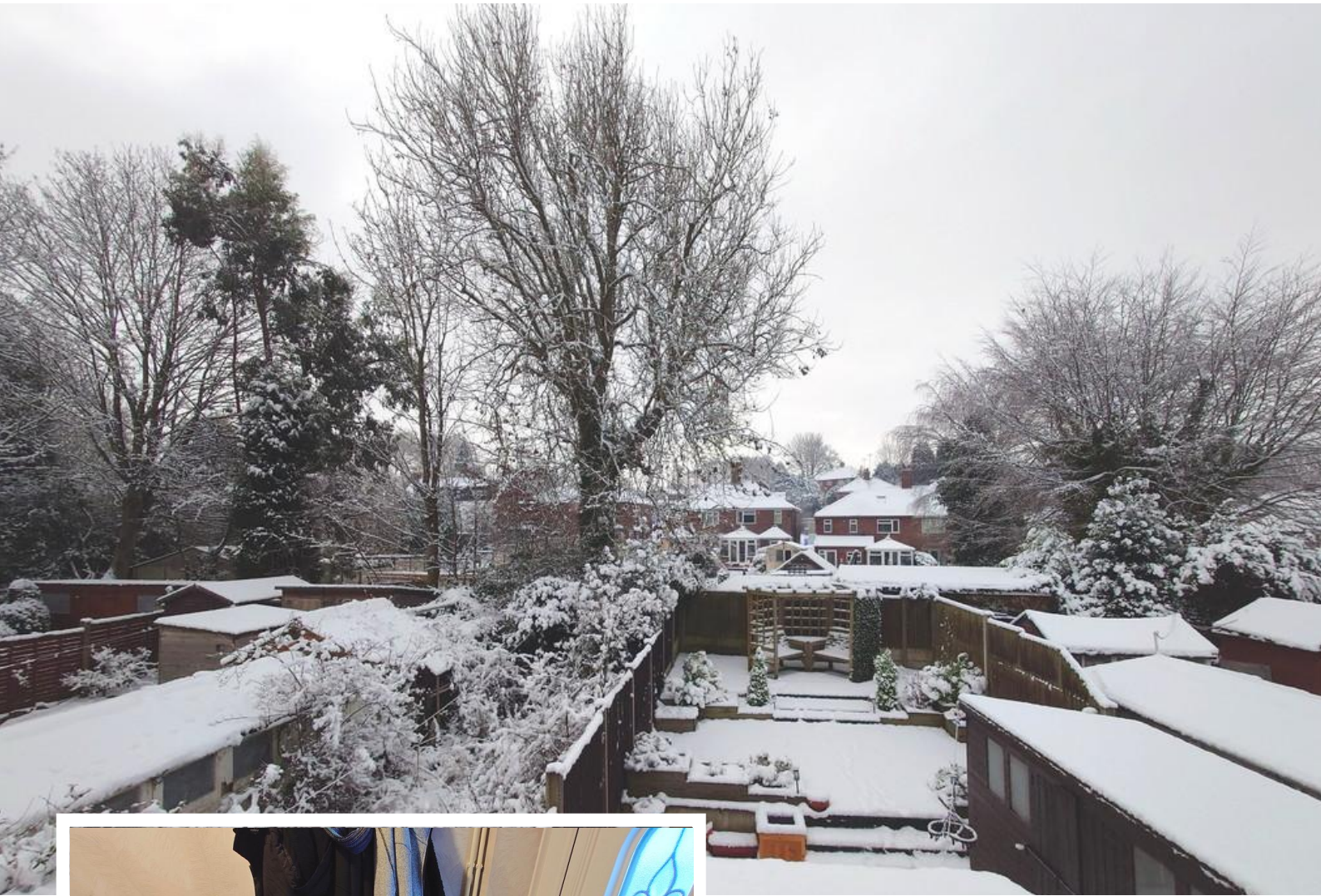


Barry Avenue
Bucknall, ST2 8AD

- BEAUTIFULLY UPDATED
- A SEMI DETACHED HOUSE
- ON A SOUGHT AFTER ROAD
- TWO BEDROOMS
- MODERN & SPACIOUS KITCHEN/DINING ROOM
- LOUNGE, GARDEN ROOM
- DRIVEWAY FOR TWO VEHICLES
- LOVELY REAR GARDEN, EASY TO MAINTAIN

£175,000





Property Description

INTRO

A good sized and immaculately presented TWO bedroom semi detached house, in a highly popular area on the border of Bucknall/ Werrington. Comprising Entrance hall, lounge, modernised kitchen/dining room with breakfast bar, garden room and to the first floor are the two bedrooms and family shower room Driveway with parking for two vehicles, and a gorgeous rear garden, low maintenance and with different tiers having decking, paving and red stone, with large timber storage shed. UPVC double glazing and gas central heating from a combi boiler. Cavity wall insulation. Easy access to amenities, local schools and road links across the city! A well respected street, don't miss your opportunity with this one!





DIRECTIONS

From the crossroads at Bucknall Road, the road becomes Werrington Road A52, and turn left into Northfleet Street. Proceed round to the road to the right, where it becomes Barry Avenue, and where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

Newly fitted front UPVC entrance door. Radiator with cover. Vinyl flooring. Central heating thermostat. Staircase to the first floor.



LOUNGE

11' 11" x 10' 10" (3.63m x 3.3m)

Window to the front. Radiator. Electric fire with feature surround. Door to:

KITCHEN/ DINING ROOM

14' 0" x 13' 5" max (4.27m x 4.09m)

A stunning modernised kitchen/ dining room, with feature breakfast bar, and further space for a dining table. Newly fitted worksurfaces, and single drainer sink unit, and the breakfast bar is newly fitted. A good range of base and wall mounted cupboard units. Electric oven/grill, with gas hob, and extractor hood over. Splash back tiling. Washing machine included. Space for a tall standing fridge freezer. Newly fitted tall standing radiator. Cupboard housing electric meter and electric consumer unit. Door to useful understairs storage cupboard, also housing the updated Baxi gas combi boiler (with approx 3 years left on the warranty). Two windows to the side and the rear, with UPVC side access door. Spotlights to the ceiling. Laminate flooring. Door to:



GARDEN ROOM

9' 2" x 6' 10" (2.79m x 2.08m)

With four windows to the side/ rear aspect, brick built, with a flat roof. Radiator.



FIRST FLOOR LANDING

Window to the side. Spacious loft hatch with pull down ladder, for loft access (Also having loft insulation)

BEDROOM ONE

14' 1" x 11' 11" (4.29m x 3.63m)

Window to the front, radiator.

BEDROOM TWO

10' 4" x 8' 1" (3.15m x 2.46m)

Window to the rear, overlooking the rear garden. Radiator.



SHOWER ROOM

7' 4" x 5' 8" (2.24m x 1.73m)

An updated shower room with mains pressured shower and cubicle. Frosted window to the rear. Low level W.C and wash hand basin with vanity cabinet. Panelled walls. Dome light fitting, radiator.

EXTERNALLY

FRONT

A tarmac driveway, with edged block paved borders, provides parking for two vehicles. Access leads to the side of the property, and having a secure gated access to:

REAR GARDEN

A lovely presented and low maintenance rear garden, having decking area, paved patio, and red stone areas. Seating included, at the top of the garden. Enclosed by fencing. Large timber storage shed.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open



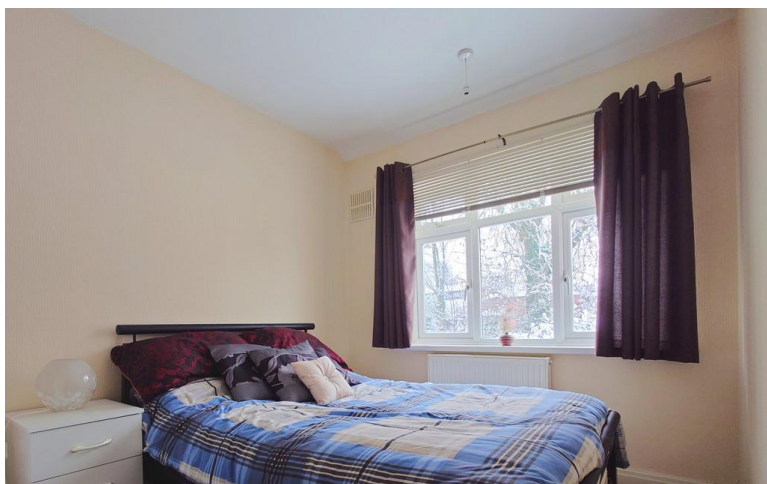


daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)
Current: Potential:





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements