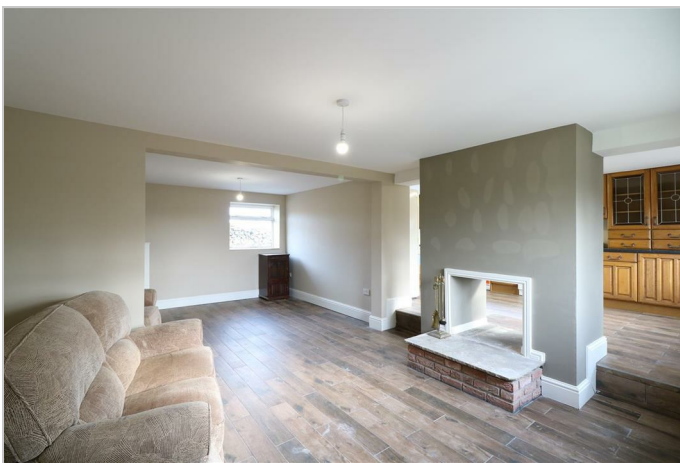


Eaves Lane Bucknall Stoke-On-Trent ST2 8LY



Offers In Excess Of £250,000

Eaves Lane, Bucknall, Stoke-On-Trent, ST2 8LY

Are you searching for a perfect home with FAR REACHING VIEWS?

Well there's one on EAVES LANE and you must take a look -

A property like this, isn't the ordinary -
FAMILY SIZED ACCOMMODATION through-out-
THREE BEDROOMS and stylish bathroom

IMPRESSIVE driveway with plenty of parking -

WONDERFUL COUNTRYSIDE location-

If this BEAUTIFUL HOME you wish to see -

Call DEBRA TIMMIS ESTATE AGENTS & a viewing there can be.

LOCATION, LOCATION, LOCATION!!! Well its certainly all about location here in EAVES LANE. A Rare opportunity has arisen to become the proud new owner of this impressive Semi detached house situated in a much sought after semi rural location having far reaching open views to the front and rear aspect. This property has recently been transformed by its current owner and now boast stylish living accommodation through-out. The accommodation is ideal for a growing family and briefly comprises entrance porch, open-plan, lounge/diner and breakfast kitchen. To the first floor there are three bedrooms and luxury re-fitted bathroom. The property benefits from oil central heating and double-glazing (as stated). Externally there is a good sized driveway providing ample off road parking for many vehicles and gardens to the front/ side and rear elevations. The property is offered with no upward chain and an early viewing comes highly recommended to appreciate this idyllic location.

Entrance Porch

Composite door to the side aspect. Tiled floor

Open Plan Lounge/Diner/Kitchen

Lounge/Diner

21'8" x (6.62 x)

Double glazed windows to the front and rear aspects. Stairs off to the first floor. Tiled flooring. Feature inset display. Step up to the kitchen area.

Kitchen

16'7" x 9'9" (5.07 x 2.99)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit, mixer tap. Electric cooker point. Space for appliances. Tiled floor. Double glazed window to the front aspect. Single glazed window to the side aspect. Rear door with access into the rear garden.



First Floor

Landing

Loft access.

Bedroom One

13'8" x 10'7" (4.18 x 3.25)

Double glazed window to the front aspect. Radiator. Feature inset.



Bedroom Two

10'11" x 9'10" max (3.35 x 3.01 max)

Double glazed window to the front aspect. Radiator.



Bedroom Three

10'4" x 6'0" (3.17 x 1.83)

Single glazed window to the rear and leaded feature window to the side aspect.

Bathroom

7'6" x 7'5" (2.3 x 2.27)

Newly fitted white suite with free standing roll top bath, pedestal wash hand basin and high level WC, Double glazed window to the rear aspect.



Agents Notes

Our client has advised Debra Timmis Estate Agents that planning permission has been approved for a two and single storey extension, application number SMD/20.19/0535.

The property services include oil central heating and septic tank.

Externally

To the front aspect the garden area is laid to lawn with dry stone feature walling. Good size tarmacadam driveway providing ample off road parking for many vehicles. Side garden with access leading to the rear garden. To the rear elevation there is a gravelled feature garden/ seating area and lawn. Far reaching views both from the front and rear elevations.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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