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Estate Agents

Letting and Management Specialists



1 Millward Road, Bucknall, Stoke-On-Trent, ST2 9EX

Offers Over

£170,000

- Three Bedrooms
- Conservatory
- GF Cloaks/Wc
- UPVC Double Glazing
- Prime Corner Plot
- Bathroom With Bath AND Shower
- Combi Boiler
- Garage

Nestled in the charming area of Bucknall, Stoke-On-Trent, this delightful semi-detached house on Millward Road offers a perfect blend of comfort and modern living. Set on a prime corner plot, the property boasts a wide paved driveway, providing ample parking space alongside a convenient garage.

The heart of the home features an impressive conservatory, which floods the area with natural light and creates a serene environment for enjoying your morning coffee or unwinding after a long day.

The property comprises three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The modern white bathroom suite is thoughtfully designed, featuring both a bath and a shower, catering to all your bathing preferences.

This home is perfect for families or individuals seeking a comfortable living space in a friendly neighbourhood. With its appealing features and convenient location, this property is not to be missed. Come and experience the charm of Millward Road for yourself.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. Wood laminate flooring. Stairs to the first floor. Door into the...

LOUNGE

13'7 x 12'10 (4.14m x 3.91m)

Wood laminate flooring. UPVC double glazed bay window with fitted vertical blinds. Radiator. Under stairs storage cupboard with shelving.

KITCHEN WITH BREAKFASTING SPACE

12'10 x 9'3 (3.91m x 2.82m)

Tiled floor. Part tiled walls. UPVC double glazed window. Range of wall cupboards and base units with a pale timber effect finish including integrated gas hob, under oven and stainless steel extractor. UPVC double glazed external door. Plumbing for washing machine. Radiator. Space for fridge freezer and a table and chairs. Spotlights. Concealed lighting. UPVC double glazed double doors with fitted vertical blinds leading into the...

CONSERVATORY

11'8 x 9'4 (3.56m x 2.84m)

Tiled floor. Radiator. UPVC double glazed windows and double doors leading into the garden... all with fitted vertical blinds.

CLOAKS/WC

Tiled floor. White wash basin and low level wc. Centrally heated towel rail radiator. UPVC double glazed window. Spotlight.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

12'7 x 9'1 (3.84m x 2.77m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator.

BEDROOM TWO

10'6 x 9'9 (3.20m x 2.97m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator.

BEDROOM THREE

6'2" x 7'4" max, 4'11" min (1.88 x 2.26 max, 1.52 min)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator. Storage cupboard/wardrobe.

BATHROOM/WC

9'2 x 6'11 (2.79m x 2.11m)

Vinyl flooring. UPVC double glazed window with fitted roller blind. Part tiled walls. Modern white suite comprising low level wc, pedestal wash basin, panelled bath and separate large walk in shower. Concealed gas combi boiler. Centrally heated towel rail radiator. Part tiled walls.

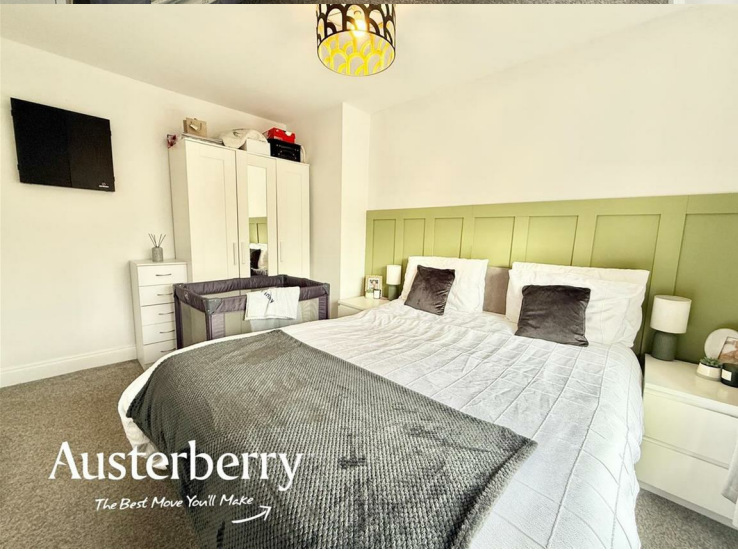
OUTSIDE

There is a lovely enclosed rear garden with lawn, raised flower bed, paved and block paved patio areas and an outside light.

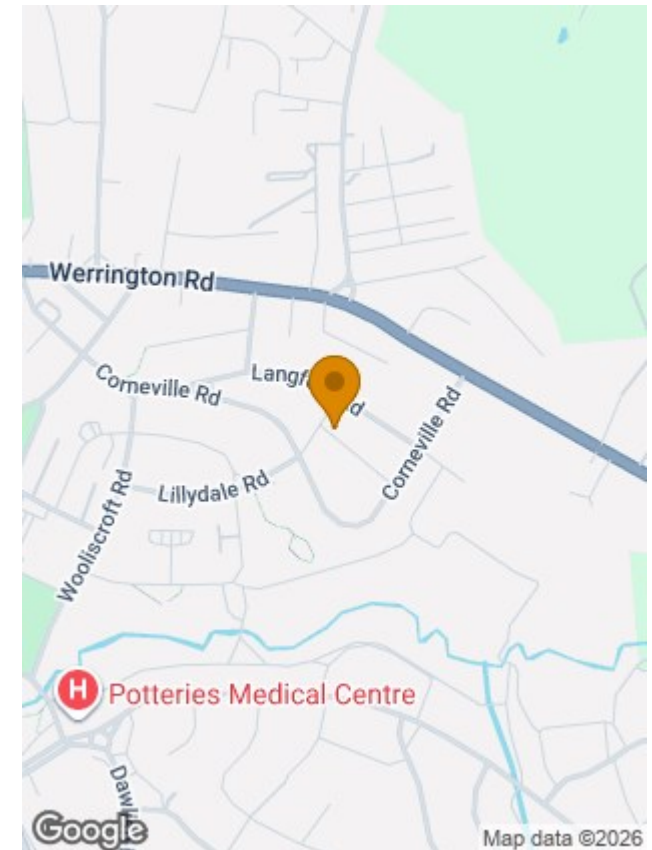
The house stands on a prominent corner plot with low maintenance front gardens, block paved paths and a wide paved drive leading to the...

DETACHED SINGLE GARAGE





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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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