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Estate Agents

Letting and Management Specialists

23 George Treglown Grove, Bucknall, Stoke-On-Trent, ST2 8NT

£200,000

- Excellently Presented
- Three Bedrooms
- Modern White Bathroom Suite
- Large Rear Garden
- Spacious And Bright Accommodation
- Modern Cottage Style Kitchen
- Block Paved Drive
- No Chain!

Move-In ready! Available with no chain, this house is not to be missed!

Welcome to this excellently presented three bedroom house on George Treglown Grove. The accommodation is spacious and bright and comprises everything you would want including downstairs toilet, modern cottage style kitchen and generous living room with patio doors.

Upstairs, three bedrooms are tastefully presented along with a sleek white bathroom suite and part tiled walls. The garden here is much bigger than many in the area and consists of a paved patio and large grass lawn. There is parking for two cars in the block paved driveway too. The property benefits from gas central heating from a combi boiler and UPVC double glazing throughout.

Located in a quiet grove, with open space to the front, we think this property is excellent and viewing is strongly recommended. Contact Austerberry today to arrange your viewing.

GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Tiled flooring. Radiator. Stairs to the first floor.

CLOAKS/WC
Tiled flooring. Wash basin and wc. Radiator. UPVC double glazed window.

KITCHEN
13'4 x 11'7 (4.06m x 3.53m)
Modern cottage style range of fitted wall cupboards and base units with an integrated gas hob and electric oven. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. UPVC double glazed window. Radiator. Space for dining table and chairs.

LOUNGE
14;7 x 11'8 (4.27m;2.13m x 3.56m)
Oak style laminate flooring. Radiator. UPVC double glazed patio doors. Useful under stairs storage.

FIRST FLOOR

BEDROOM ONE
14'7 x 9'7 (4.45m x 2.92m)
Grey fitted carpet. Two large UPVC double glazed windows. Useful storage with hanging rail.

BEDROOM TWO
9'9 x 8'4 (2.97m x 2.54m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
6'8 x 6'0 (2.03m x 1.83m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
8'4 x 5'4 (2.54m x 1.63m)
Modern white suite consisting of a bath with shower and screen over, wash basin and wc. Grey tiled walls. Pattern tiled flooring. UPVC double glazed window. Radiator.

OUTSIDE
The front garden is lawned and there is a block paved driveway to the side of the property.

The very generous sized rear garden has a lawn and a paved area.

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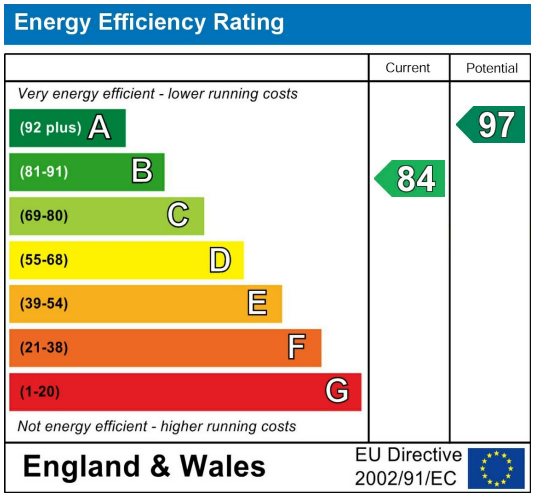
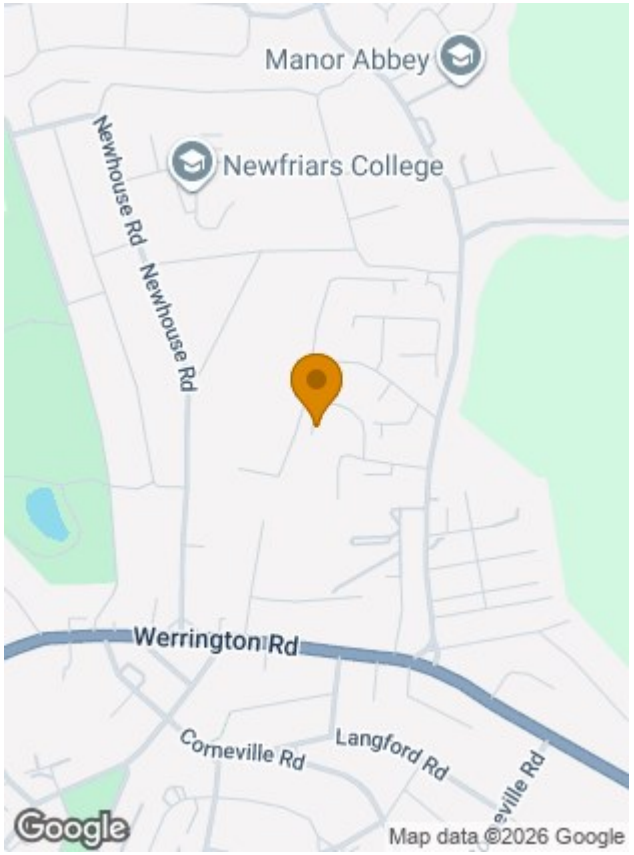

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
97
England & Wales
EU Directive 2002/91/EC


Manor Abbey
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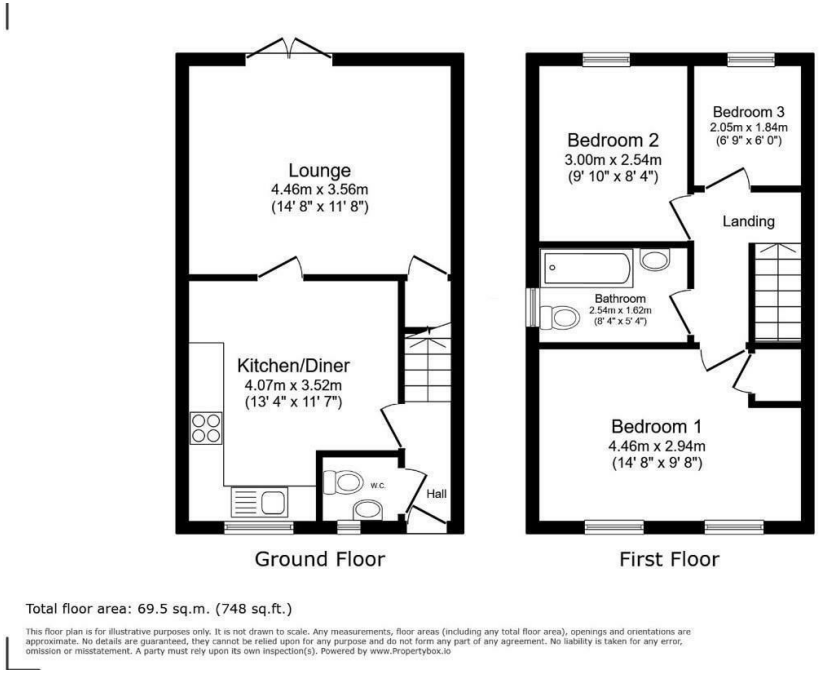
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Total floor area: 69.5 sq.m. (748 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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