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Estate Agents

Letting and Management Specialists

163 Dividy Road, Bucknall, Stoke-On-Trent, ST2 9JW

£145,000

- Super Potential!
- No chain!
- Entrance Porch
- UPVC DG & Combi Boiler
- Three Bedrooms
- Lounge/Diner
- Elevated Position
- Concrete Shed

Offered for sale with no onward chain, this three-bedroom semi-detached house on Dividy Road, Bucknall, provides an excellent opportunity for buyers looking for a property they can modernise and make their own!

The property is dated in parts and would benefit from a programme of updating and improvement, but it offers a solid platform with plenty of potential, providing a great blueprint for creating a comfortable family home.

The accommodation offers three bedrooms, together with well-proportioned living accommodation and the usual amenities expected of a family home. While some areas would benefit from modernisation, the underlying space and layout provide a strong starting point for a buyer looking to add their own style and value.

The property would suit a first-time buyer looking for a project or a family seeking a home with scope to improve and personalise over time.

With no onward chain and plenty of potential to transform the accommodation, an early viewing is highly recommended to appreciate the opportunity on offer!

GROUND FLOOR

ENTRANCE PORCH
UPVC double glazed front door and window. Tiled floor.

HALL
Vinyl flooring. Radiator. UPVC double glazed front door.

LOUNGE DINER
24'0 max x 10'3 (7.32m max x 3.12m)
Fitted carpet. Radiator. Two UPVC double glazed windows. Gas fire.

KITCHEN
10'9 x 5'10 (3.28m x 1.78m)
Vinyl flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Part tiled walls.

REAR HALL
UPVC double glazed doors to the front and rear. Vinyl flooring. Storage area.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE
10'11 x 10'3 (3.33m x 3.12m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
10'10 x 10'3 (3.30m x 3.12m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
6'11 x 5'11 (2.11m x 1.80m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
6'10 x 5'10 (2.08m x 1.78m)
Vinyl flooring. Radiator. UPVC double glazed window. Bath with hand shower attachment, wash basin and wc. Tiled walls. Cupboard containing the gas combi boiler.

OUTSIDE
There are tiered gardens with steps to the front of the property.

The enclosed rear garden has a concrete shed.

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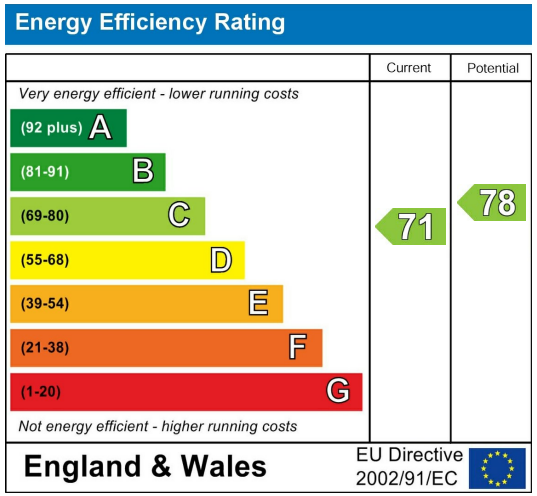
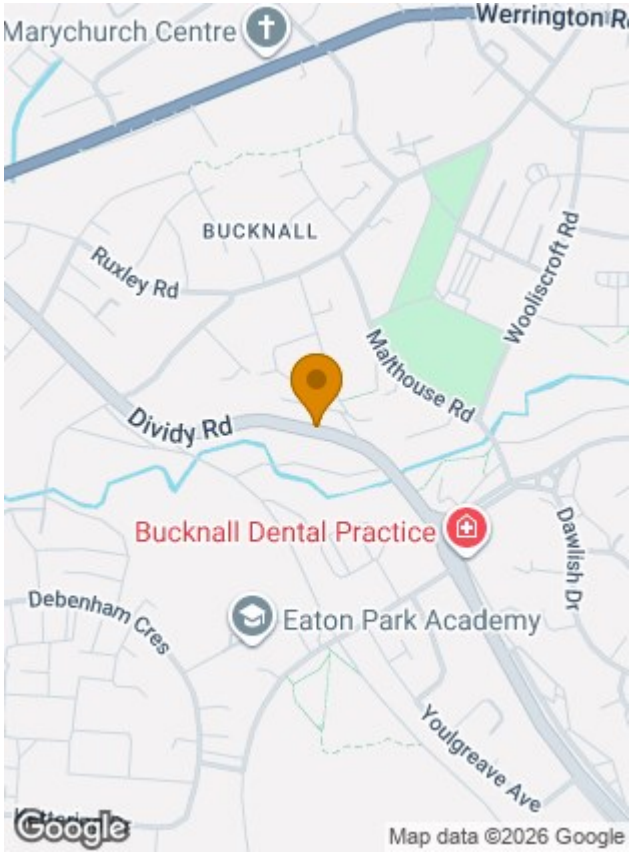

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
78
England & Wales
EU Directive 2002/91/EC


Marychurch Centre
Werrington Rd
BUCKNALL
Ruxley Rd
Wooliscroft Rd
Malthouse Rd
Dividy Rd
Bucknall Dental Practice
Dawlish Dr
Debenham Cres
Eaton Park Academy
Youlgreave Ave
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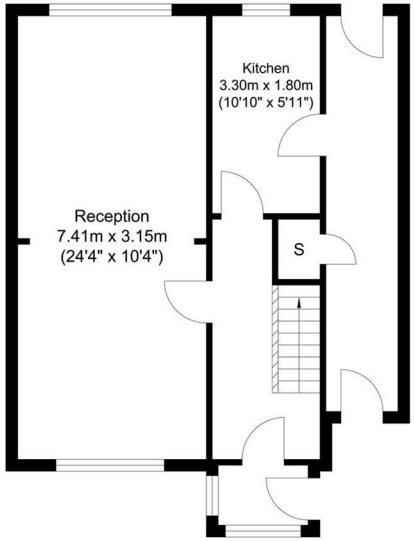
MATERIAL INFORMATION

Tenure - Freehold

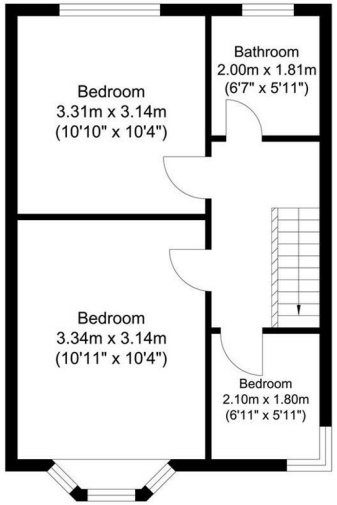
Council Tax Band - B

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.



Ground Floor



First Floor

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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