

**Graham Street Bucknall Stoke-On-Trent ST2 9DD**



**Offers In Excess Of £135,000**

## Graham Street, Bucknall, Stoke-On-Trent, ST2 9DD

Are you sitting comfortably, then I will begin  
This is the start of your next chapter, a great property to live in  
A HIGH SPECIFICATION starts as you enter the door -  
a BEAUTIFUL HOME you will adore -  
a well fitted kitchen with dining area for you to entertain -  
and a LOVELY GARDEN easy to maintain -  
OFF ROAD PARKING for your car -  
Local shops and amenities not very far -  
for one lucky buyer this home would be -  
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Located in the popular area of Bucknall, this beautifully presented mid-townhouse on Graham Street offers a delightful living experience. Set within a peaceful cul-de-sac, close to local amenities and commuter roads.

Upon entering, you are welcomed by the entrance hallway that leads to a comfortable lounge, which seamlessly opens into the dining room, creating an inviting space for both relaxation and entertaining. The fitted kitchen is well-equipped, providing functionality for everyday cooking, while the adjoining conservatory adds a touch of brightness and serves as an ideal spot for enjoying the garden views.

This townhouse features two well-proportioned bedrooms, perfect for a small family or as guest accommodation. The modern shower room is tastefully designed, ensuring a refreshing start to your day. The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the seasons.

Outside, you will find off-road parking, a valuable asset in this area, along with a low-maintenance rear garden that offers a private outdoor space for leisure and relaxation.

With its appealing features and excellent location, this property is a must-see. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

### Entrance Hallway

With stairs off to the first floor. Radiator.

### Lounge

11'6" into alcove x 11'2" (3.52 into alcove x 3.42)

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Archway with open access to the dining area.

### Dining Area

10'10" cx 6'8" to cupboard (3.32 cx 2.05 to cupboard)

Built-in cupboard housing gas central heating boiler. Built-in useful storage cupboards. Radiator. Space for dining table. Open access to the kitchen. Access to the conservatory.

### Kitchen

10'10" x 5'11" (3.32 x 1.82)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit. Part tiled splash backs. Four ring gas hob and built-in oven. Useful storage cupboard. Space for appliances.

### Conservatory

11'8" x 7'6" (3.56 x 2.30)

Double glazed windows and double glazed French doors with access into the rear garden. Tiled floor. Radiator. Cupboard housing plumbing for automatic washing machine. Side door access to the shared entry. Inset ceiling spot lights



### First Floor

### Landing

Loft access.

### Bedroom One

11'6" into robe x 11'2" (3.52 into robe x 3.42)

Double glazed window. Radiator. Built-in wardrobes.

### Bedroom Two

10'11" x 9'3" into robe (3.34 x 2.83 into robe)

Double glazed window. Radiator. Built-in wardrobes.

### Shower Room

7'10" x 5'0" (2.41 x 1.54)

Beautifully presented fitted suite comprises, shower cubicle housing mains shower, combination vanity wash hand basin and WC. Heated towel rail. Inset ceiling spot lights.



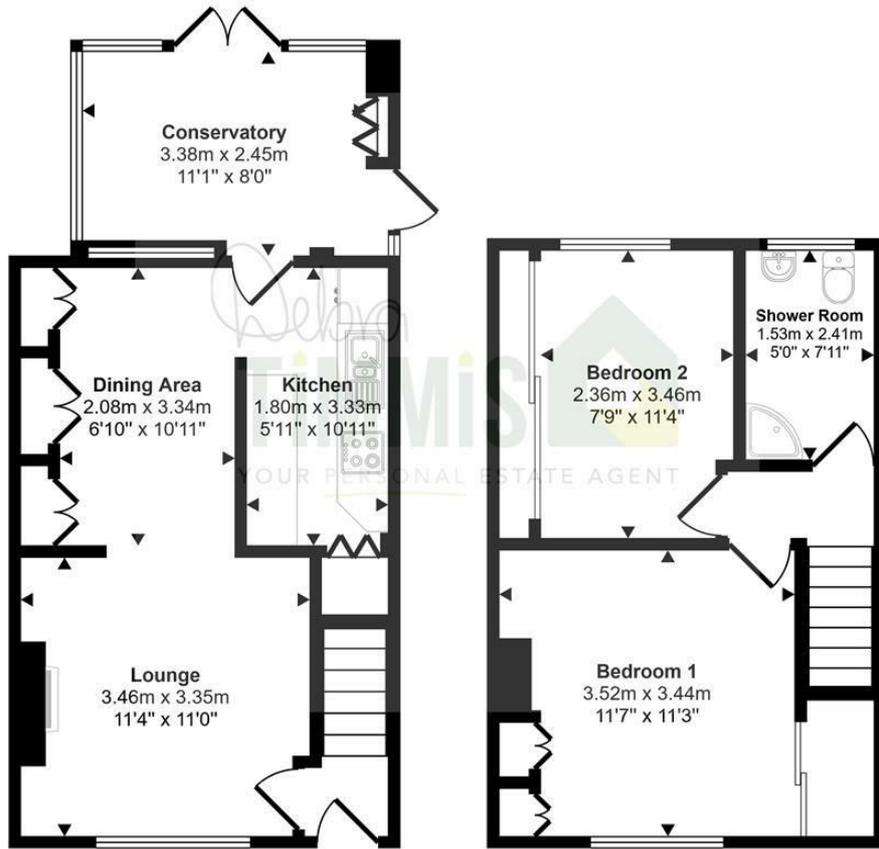
Tarmacadam frontage providing off road parking. Shared entry. Enclosed low maintenance rear garden with paved seating areas. Well stocked feature display garden.



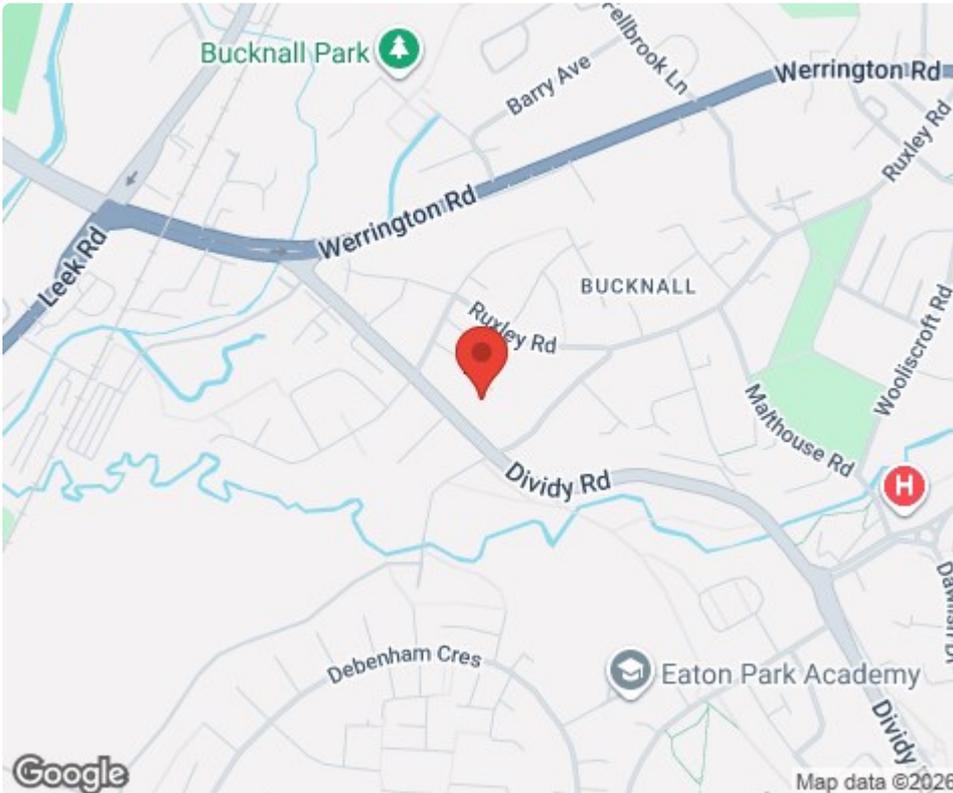
### Externally



Approx Gross Internal Area  
71 sq m / 764 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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