



## 5 Marychurch Road, Stoke on Trent, ST2 9BJ

**£265,000 Asking Price**

**NO UPWARD CHAIN.** In our opinion one of the best FOUR bedroom semi-detached houses in the area. Sited on a **SIZEABLE PLOT** along with three levels of family accommodation. This most impressive, **IMMACULATELY** presented, **SPACIOUS** family home is located on a pleasant one way street on Marychurch Road in Bucknall. Boasting **MODERN DECOR THROUGHOUT** the property briefly comprises of:- Ground floor:- Entrance hall, **ABSOLUTELY STUNNING FULLY FITTED MODERN KITCHEN DINER**, good size lounge, cloakroom. First floor:- Three generous sized bedrooms, a family bathroom with separate shower enclosure. Second floor:- Superb master bedroom with en-suite. Externally does not disappoint with a private and enclosed **SOUTH EAST FACING** rear garden, with an added benefit of a wooden canopy for al-fresco dining, a versatile single garage. Convenient for **SHOPS, SCHOOLS** and **OFFERING EXCELLENT COMMUTER LINKS** both in and out of the **POTTERIES CONURBATION**.

No upward chain  
Impressive and spacious four bedroom semi-detached family home  
Immaculately presented and modern decor throughout  
Stunning kitchen diner  
Master bedroom with en-suite, family bathroom and a further cloakroom  
Three further generous size bedrooms

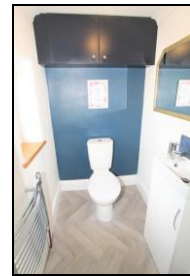
## Entrance Hall

Enter the property via the UPVC door into the impressive hallway. Luxury vinyl tile floor covering and radiator. Storage cupboard under the stairs complete with power point.



## Cloak Room 1.17m (3' 10") x 1.43m (4' 8")

Low level WC, fixed vanity unit, chrome ladder style towel heater and vinyl floor tiles. UPVC window with frosted glazing to the side aspect.



## Kitchen Diner 6.38m (20' 11") x 2.97m (9' 9")

Brand new fitted modern kitchen with a host of integrated appliances. Fridge/freezer, washing machine, dishwasher, electric oven, microwave, and topped off with a four ring induction hob with extractor fan over. White sink in front of the UPVC leaded window overlooking the rear garden. The marble effect work surface makes an excellent breakfast bar. Vinyl floor tiles.



## Kitchen Diner



## Kitchen Diner

Bespoke seating with storage beneath the oak bench. Vertical radiator and large storage cupboard also housing the gas combi boiler. Aluminium anthracite bi-folding doors lead out the rear garden.



## Lounge 3.71m (12' 2") x 4.94m (16' 2")

Large UPVC leaded window to the front aspect with Venetian blinds. Main focal point being the bespoke wall unit with shelves and cupboard space. Fireplace is for decorative purposes only. Radiator and solid oak floor covering.



## Stairs/Landing

Carpeted stairs lead from the hallway to the first floor. UPVC leaded window with frosted glazing to the side aspect, also benefits from Venetian blinds. Carpet and radiator and a very useful store cupboard.



## Family Bathroom 3.16m (10' 4") x 1.69m (5' 7")

Full bathroom suite comprising of a panelled bath, fixed vanity unit with inset wash/hand basin and low level WC. Separate dual head shower enclosure. Chrome ladder style towel heater, extractor fan, tiled splash backs and vinyl floor tiles. UPVC leaded window with frosted glazing to the rear aspect.



## Family Bathroom



## Family Bathroom

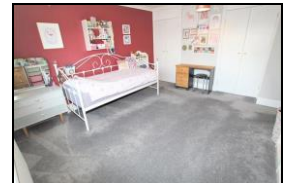


## Bedroom 2 3.76m (12' 4") x 4.00m (13' 1")

Large UPVC leaded window to the front aspect. Carpet, radiator and two fitted wardrobes in this very spacious bedroom.

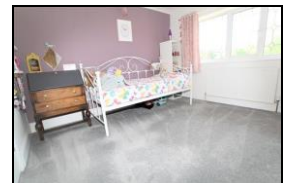


## Bedroom 2



## Bedroom 3 3.10m (10' 2") x 3.40m (11' 2")

UPVC leaded window to the rear aspect. Carpet, radiator and fitted wardrobe.



### Bedroom 3



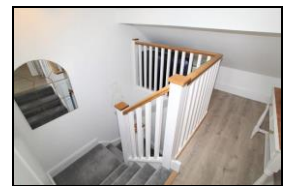
### Bedroom 4 2.55m (8' 4") x 2.35m (7' 9")

UPVC leaded window to the front aspect. Carpet and radiator.



### Stairs To Loft

Carpeted stairs from the first floor landing to the loft conversion.



### Master Bedroom

Natural light from the two Velux windows, also benefiting from blackout blinds. Luxury vinyl floor tiles and radiator complete this very palacial space.

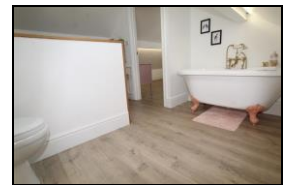


### Master Bedroom



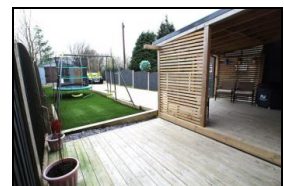
### En-Suite

Roll top standalone claw feet bath tub, fixed vanity unit with inset wash/hand basin and close coupled WC.



### Decking and canopy

Wooden canopy with rubber roof is a must with our English summers, perfect for al-fresco dining. External tap.



### Rear Garden

Private and enclosed with double gates and panelled fencing. The raised garden has astroturf for low maintenance. Leading down to the garage.



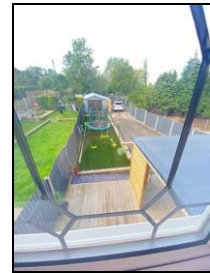
## Rear Garden and parking

Off road parking for several vehicles, caravan, motor home.



## Rear Garden View

Located on a sizeable plot



## Garage/Off Road Parking 3.20m (10' 6") x 5.42m (17' 9")

Double wooden doors, and recently replaced roof covering.



## Front Garden


Tiered front garden, flower borders and laid to lawn. Driveway leading to ample off road parking.


## Quiet one way street



Property Ref: OPNY000823

## Energy Performance Certificates

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.