



37 Fellbrook Lane

Bucknall, Stoke-On-Trent, ST2 8AF

What can I say except, "Your Welcome!" Hey, it's okay, it's okay. You're welcome! Your property search can end, hours of endlessly looking on Rightmove can stop. Here I give you an immaculate semi detached property in the popular area of Bucknall. Boasting a spacious lounge, modern fitted kitchen/diner, three bedrooms and a family bathroom. Externally, the property benefits from off road parking and a fully enclosed rear garden. Located close to schooling, commuter links and local amenities. So like I said what can I say except, "Your Welcome!" Make this beautiful home yours today and call to make your viewing!

£174,950

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- IMMACULATE SEMI DETACHED PROPERTY
- THREE BEDROOMS
- PRIVATE OFF ROAD PARKING
- SPACIOUS LOUNGE
- CONTEMPORARY FAMILY BATHROOM
- EARLY VIEWING A MUST
- MODERN FITTED KITCHEN/DINER
- LARGE FULLY ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLING

AGENTS NOTES

Please note this property has Level 2 Red Ash, report is available upon request.

GROUND FLOOR

Entrance Hall

13'2" x 5'10" (4.02 x 1.80)

A UPVC door opens to the front aspect and window to the side. Radiator and storage cupboard.

Lounge

12'11" x 11'9" (3.94 x 3.59)

A UPVC bay window looks out to the front aspect, gas fireplace, radiator and TV point.

Kitchen Diner

18'6" x 10'1" (5.65 x 3.09)

Two UPVC windows look out to the rear aspect and a UPVC door leads out to the side. Fitted with a range of wall and base storage units with coordinating work surface areas and breakfast bar. Appliances include freestanding gas cooker and dishwasher.

Space for fridge/freezer and plumbing for a washing machine. Storage cupboard with space for dryer.

FIRST FLOOR

First Floor Landing

8'1" x 7'5" (2.47 x 2.27)

A UPVC window looks out to the side aspect. Loft access hatch and radiator.

Bedroom One

12'9" x 10'7" (3.91 x 3.24)

A UPVC window looks out to the front aspect. Radiator and TV point.

Bedroom Two

10'8" x 9'6" (3.27 x 2.91)

A UPVC window looks out the rear aspect. Radiator and TV point.

Bedroom Three

9'6" x 7'2" (2.91 x 2.20)

A UPVC window looks out to the front aspect. Built-in wardrobe, TV and radiator,

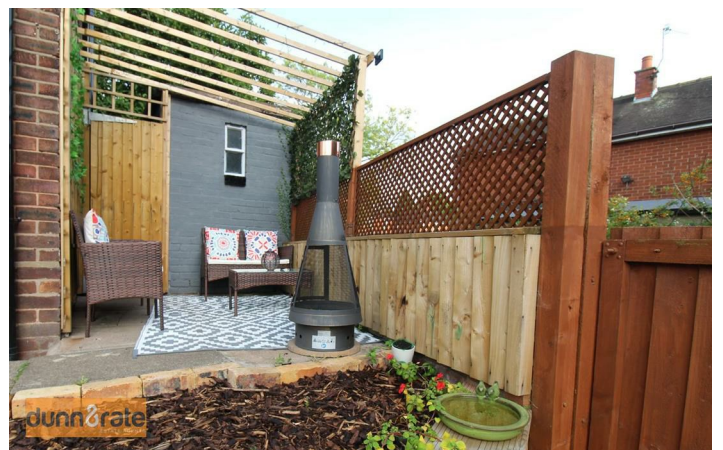
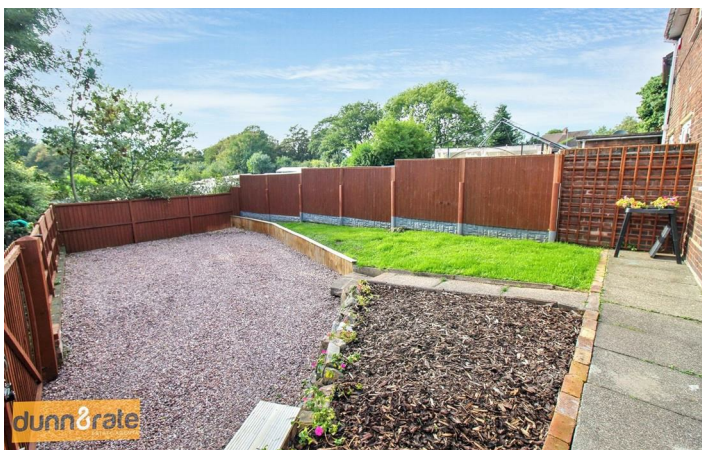
Bathroom

8'2" x 6'3" (2.49 x 1.92)

A UPVC window looks out to the side aspect. Fitted with a suite comprising of shower cubicle, bath, Low Level WC and wash hand basin. Partly tiled walls, extractor fan and towel radiator.

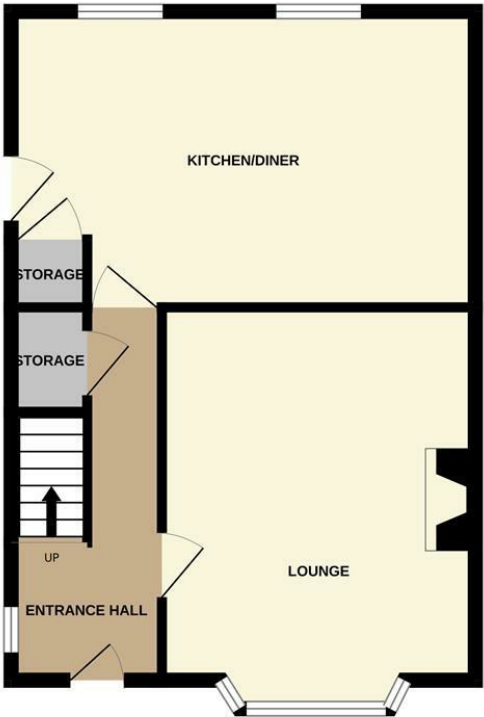
EXTERIOR

The front of the property is laid to lawn with gated path access to the front door. The rear garden is fully enclosed, with shared access road to the side entrance gate. The garden is mainly gravelled with ample space for parking, laid to lawn and a paved patio area. Outbuilding storage.

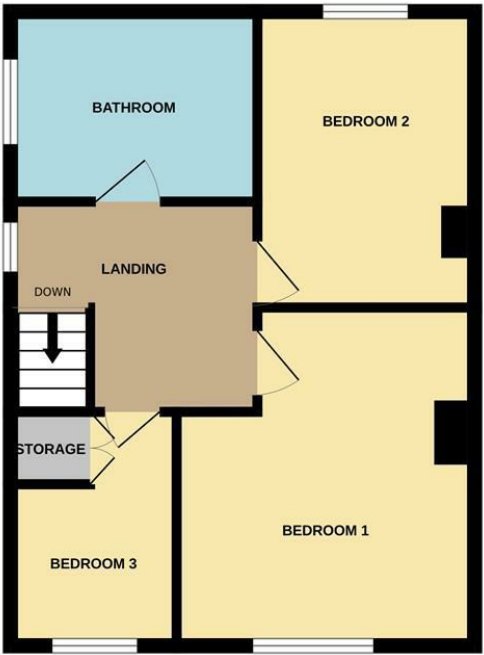


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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