dunn&rate ESTATE AGENTS









14 Central Avenue

Bucknall, Stoke-On-Trent, ST2 9AR

Oh no we gonna rock down to CENTRAL avenue! And then we'll take it higher! You will be on cloud nine if you manage to land yourself this spacious semi detached property on CENTRAL Avenue! Ready and waiting with no upward chain. The accommodation comprises lounge with bay window, fitted kitchen with integrated appliances, utility space, two double bedrooms and a contemporary bathroom suite. Externally the property has off road sharing parking to the front and a large rear garden featuring a stunning outbuilding and pergola. So rock on down to our office and book yourself a viewing because this one won't be around for long!

£170,000

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- VERY WELL MAINTAINED SEMI DETACHED PROPERTY
- GOOD SIZED LOUNGE
- FITTED KITCHEN/ BREAKFAST ROOM AND UTILITY SPACE
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- CONTEMPORARY BATHROOM SUITE
- LARGE REAR GARDEN WITH OUTBUILDING AND PERGOLA
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- CENTRAL LOCATION, SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

UPVC door to the front aspect. Radiator and stairs to the first floor.

Lounge

15'5" x 12'8" (4.72 x 3.88)
UPVC bay window to the front aspect. Radiator.

Kitchen/Breakfast Room

11'5" x 9'6" (3.50 x 2.92)
UPVC windows to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas and partly tiled walls. Integrated appliances include gas hob with cooker hood above and electric oven. Fridge/Freezer. Radiator and tiled flooring. Ceiling spotlights.

Utility Room

4'11" x 2'10" (1.50 x 0.88)
UPVC door to the side aspect. Plumbing for a washing machine and wall mounted combi boiler. Tiled flooring.

Entrance

4'0" x 3'2" (1.24 x 0.97)
UPVC door to the side aspect. Ceiling spot light and tiled flooring. Door to under stair storage cupboard.

FIRST FLOOR

Landing

UPVC window to the side aspect. Loft hatch access.

Bedroom One

11'4" x 11'0" (3.47 x 3.37)
UPVC window to the front aspect. Built in wardrobes and radiator.

Bedroom Two

11'5" x 7'4" (3.48 x 2.26)
UPVC window to the rear aspect. Built in wardrobes and radiator.

Bathroom

7'11" x 6'4" (2.43 x 1.95)
UPVC window to the rear aspect. Fitted with a suite comprising bath with shower above, wash hand basin and low level W/C. Partly tiled walls and tiled flooring. Vertical radiator and ceiling spotlights.

EXTERIOR

To front of the property there is a paved driveway with side access to the rear garden. The rear garden comprises artificial lawned garden and a tiered decked area. Pergola with further decking.

Outbuilding

14'2" x 7'3" (4.32 x 2.21)
UPVC patio doors and window to the front aspect. Electric radiator and wall lights.











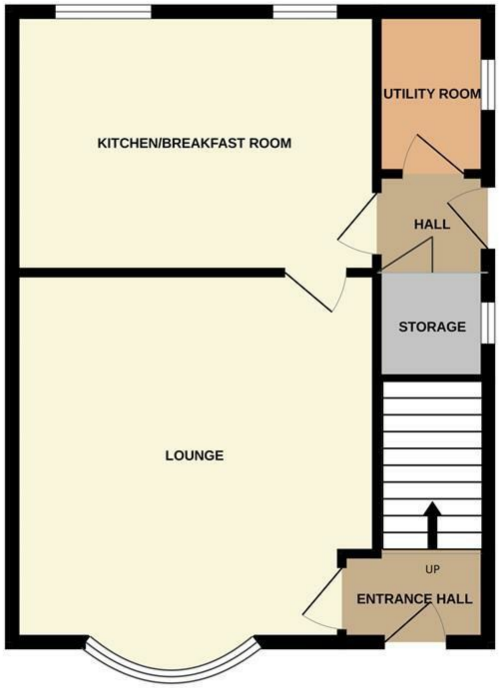




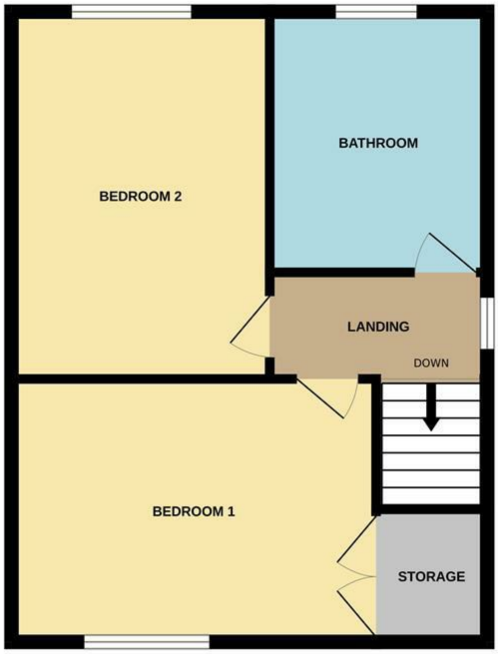


Floor Plan

GROUND FLOOR

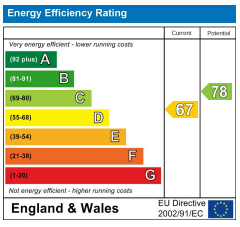


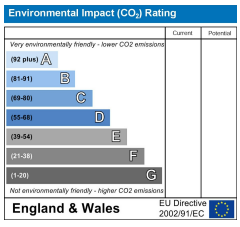
1ST FLOOR



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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112a Baddeley Green Lane, Baddeley Green, Stoke On Trent, Staffordshire, ST2 7HA
Tel: 01782 789369 **Email:** office@dunnandrate.co.uk **www.dunnandrate.co.uk**