



Bambury Street, Adderley Green, ST3 5BZ.  
Offers in the Region Of £225,000

Est. 1930  
**Whittaker  
& Biggs**

Bambury Street, Adderley Green, ST3 5BZ.

This well presented three bedroom link detached property boasting an open plan living / dining room, sitting room, utility room, ground floor shower room and first floor bathroom. Located in the popular residential area of Longton, within walking distance of local shops, amenities, schools and parks.

Accommodation comprises of an entrance hallway leading to the kitchen having units to the base and eye level, four ring electric hob, electric oven / grill, integral microwave, inset stainless steel sink and access to the utility room. The impressive 22 ft living / dining room has a gas fire and patio doors opening to a further sitting room with shower room off.

To the first floor are three well proportioned bedrooms with bedroom one and two having fitted wardrobes in addition to a family bathroom consisting of a panelled bath with shower over, lower level WC and bespoke vanity unit.

Externally offers an enclosed private garden being mainly laid to lawn with a stone flagged patio, fenced boundaries and raised flower beds. To the frontage is a brick herringbone driveway providing ample off road parking for several vehicles leading to the garage with light and power connected.

A viewing comes highly recommended.



## Hallway

UPVC double glazed door and window to the front elevation, radiator, staircase to the first floor, under stair storage, cornicing.

## Kitchen 9' 4" x 7' 8" (2.84m x 2.34m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, BOSCH four ring electric hob, extractor fan, AEG electric oven / grill, Hoover integral microwave, inset stainless steel sink, chrome mixer tap.

## Utility Room 10' 2" x 3' 10" (3.11m x 1.16m)

Door to the side elevation, units to the base and eye level, plumbing for a washing machine, space for a dryer.

## Living / Dining Room 22' 5" x 10' 5" (6.82m x 3.18m)

UPVC double glazed window to the front elevation, two radiators, gas fire set in marble.

## Sitting Room 8' 8" x 16' 10" (2.65m x 5.13m)

Two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, two radiators, air condition unit.

## Shower Room 8' 8" x 3' 10" (2.65m x 1.16m)

UPVC double glazed window to the side elevation, chrome ladder radiator, double shower cubicle, lower level WC, bespoke vanity wash hand basin.

## First Floor

### Landing

UPVC double glazed window to the side elevation, storage cupboard, loft access.

## Bathroom 5' 5" x 7' 8" (1.65m x 2.34m)

UPVC double glazed window to the rear elevation, feature chrome radiator, panelled bath with shower over, lower level WC, bespoke vanity wash hand basin.

## Bedroom One 12' 4" x 10' 11" (3.76m x 3.32m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, air condition unit, cornicing.

## Bedroom Two 9' 10" x 10' 11" (3m x 3.34m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, cornicing.

## Bedroom Three 8' 1" x 7' 0" (2.47m x 2.14m)

UPVC double glazed window to the front elevation, radiator, cornicing.

## Externally

To the frontage, brick herringbone driveway, fenced boundaries. To the rear, area laid to lawn, stone flagged patio, raised flower beds, fenced boundaries.

## Garage 16' 6" x 7' 9" (5.04m x 2.36m)

Up and over door to the front elevation, door to the rear elevation, light and power connected.



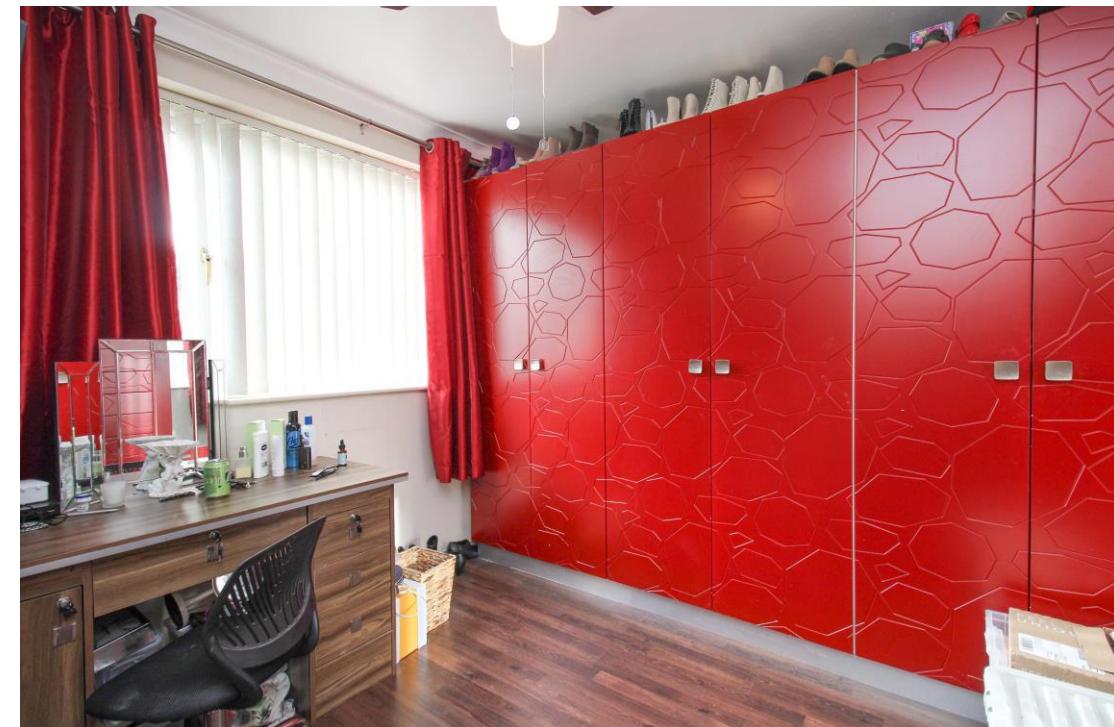
Note:  
Council Tax Band: C

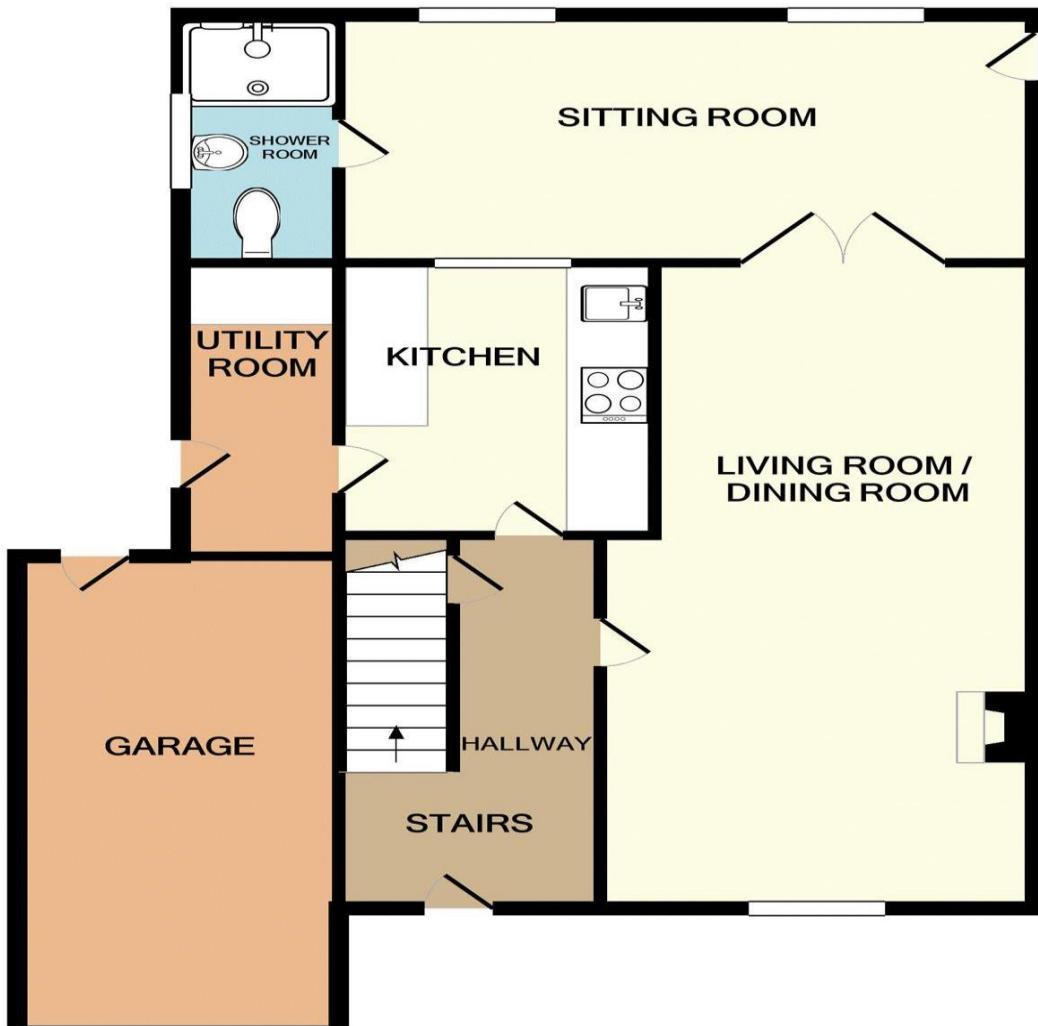
EPC Rating: D

Tenure: believed to be Freehold

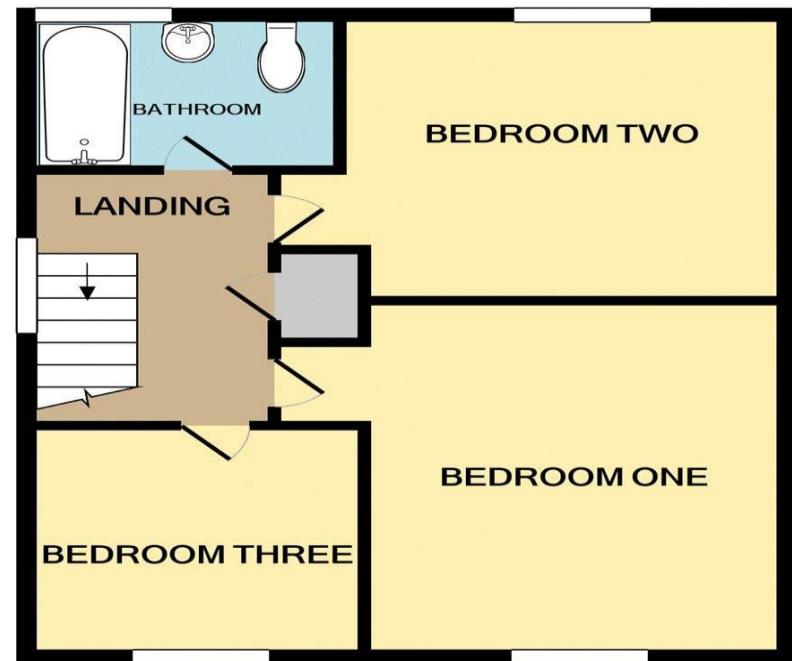








GROUND FLOOR  
APPROX. FLOOR  
AREA 717 SQ.FT.  
(66.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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