



Birch House Road  
Chesterton



£130,000



56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





# 13 Birch House Road Chesterton ST5 7HA

A very well proportioned two bedroom semi-detached home, set on an elevated position and being in the popular locality of Chesterton, this home is ideal for first time purchasers and those looking to downsize. The property is in need of some cosmetic enhancements but has enormous potential as a long term residence.

Opening with a traditional entrance hallway from the front with stairs to the first floor and doors to the principal rooms, the property hosts a large dual aspect living room diner, modern fitted kitchen units and a spacious understairs cupboard/pantry. Access from the kitchen can also be found into the huge side aspect garage that provides significantly more storage space than most other properties of this size and style.

To the upstairs, there are two spacious bedrooms, with the principal bedroom on the front elevation also hosting a large cupboard space where the boiler can also be found. Four piece upstairs family bathroom.

Externally, the property is approached via a paved driveway, fully fenced and gated with a side aspect corner garden and access leading around the rear garden which is also fenced in and laid mostly to lawn.

No onwards vendor chain.

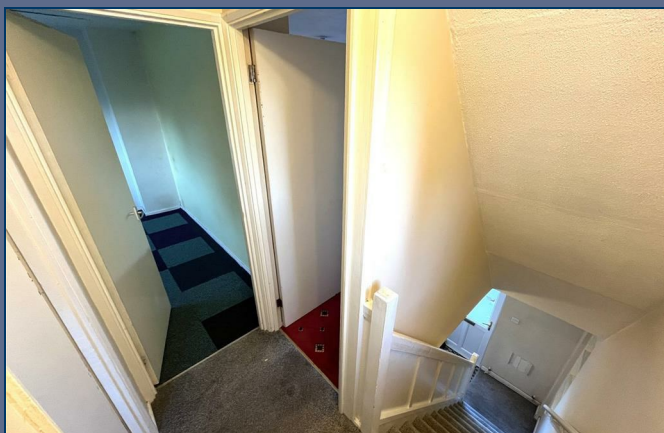
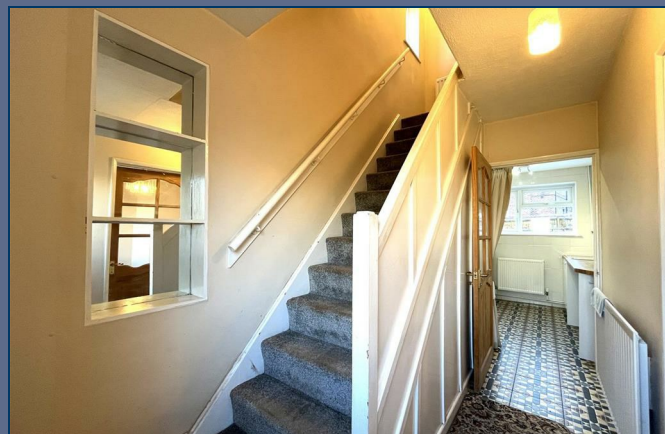
Excellent first time purchaser opportunity.

## £130,000





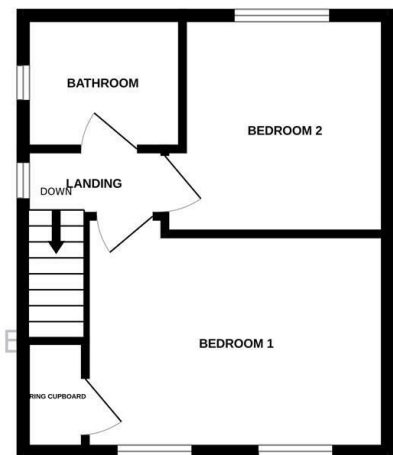
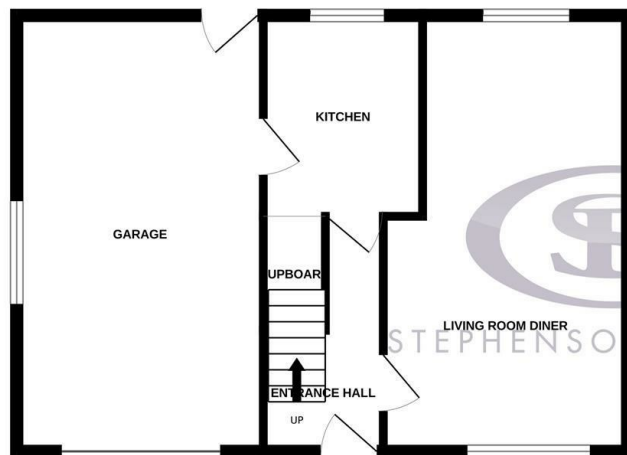
Entrance Hallway	10'4" x 5'3" (3.15 x 1.62)
Living Room Diner	19'6" max x 10'10" max (5.95 max x 3.31 max)
Kitchen	8'3" x 6'11" (2.52 x 2.13)
Landing	5'9" x 2'4" (1.77 x 0.72)
Bedroom One	13'9" x 8'11" (4.20 x 2.74)
Bedroom Two	10'8" max x 9'11" (3.27 max x 3.03)
Bathroom	7'4" x 5'9" (2.25 x 1.77)
Garage	20'3" x 11'3" (6.18 x 3.43)





GROUND FLOOR

1ST FLOOR



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