



Cardwell Street
Birches Head, ST1 6PN

- A MID TERRACED HOUSE
- TWO BEDROOMS
- FURTHER OFFICE/ STORE ROOM
- LOVELY SPACIOUS PRIVATE REAR GARDEN
- LOUNGE, KITCHEN/ DINER, BATHROOM
- UPVC D/G & GAS C/HEATING
- RE-RENDERED FRONT & BACK
- OPEN VIEWS, CONVENIENT LOCATION

£109,950





Property Description

INTRO

A beautifully presented TWO BEDROOM mid terrace property, surrounded by nice views and featuring an extra spacious and private lovely rear garden! Set in a highly convenient location to road links, shops and local schools and surrounded by nice views, this property comprises of a lounge, kitchen/diner, rear hall, ground floor bathroom, and to the first floor are the two bedrooms and a further office/store room. UPVC double glazed windows and gas central heating from a combi boiler. Don't delay to contact us to get your viewing booked before this beauty escapes your grasp!

DIRECTIONS

Please use postcode ST1 6PN for Sat Nav/Google Maps. From Birches Head, and heading towards Northwood, proceed down Keelings Road, and turn left into Cardwell Street, where this property can be found on the right hand side.





ACCOMMODATION

LOUNGE

12' 5" x 11' 1" (3.78m x 3.38m)

Front timber entrance door. UPVC window to the front. Feature gas fire with surround. Coving to the ceiling. Laminate flooring. Cupboards concealing gas meter, and electric meter/consumer unit. Radiator. Door to:

KITCHEN/ DINER

11' 2" x 9' 6" (3.4m x 2.9m)

A nicely presented fitted kitchen with breakfast bar area, comprising base and wall mounted cupboard units with worksurfaces. Single drainer sink unit with window to the rear. Electric oven/grill and with induction hob (but gas point available). Appliances may be included in the sale, as recently purchased tall fridge/freezer, washing machine and dryer. Tiled flooring. Door to a useful understairs storage cupboard. Further door to the staircase to the first floor. Door to:



REAR HALL

Tiled flooring. UPVC side/rear access door. Door to store cupboard also housing the Baxi Duo Tec gas combi boiler. Door to:

BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)

Comprising a white fitted suite with panelled bath with shower attachment, low level W.C and wash hand basin. Vanity cupboard. Tiled flooring and part tiled walls. Extractor fan. Frosted window to the side.



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

12' 4" x 11' (3.76m x 3.35m)

Window to the front, radiator. Door to wardrobe/storage cupboard.



BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.9m)

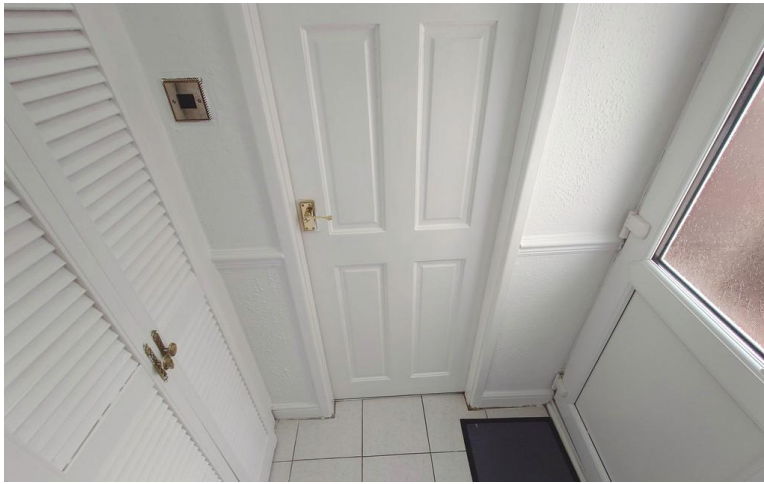
Window to the rear with nice open views, radiator.

OFFICE/ STORE ROOM

5' 9" x 3' 6" (1.75m x 1.07m)

Small window to the rear with nice open views.

EXTERNALLY



FRONTAGE

Access from the road, and also access to the side alleyway for bin access (which leads to the rear garden).

REAR GARDEN

A beautifully presented rear garden area, being paved patio, and leading to a wide gravelled stone garden. Enclosed with fencing. Cold water tap. A spacious garden with a nice private feel.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

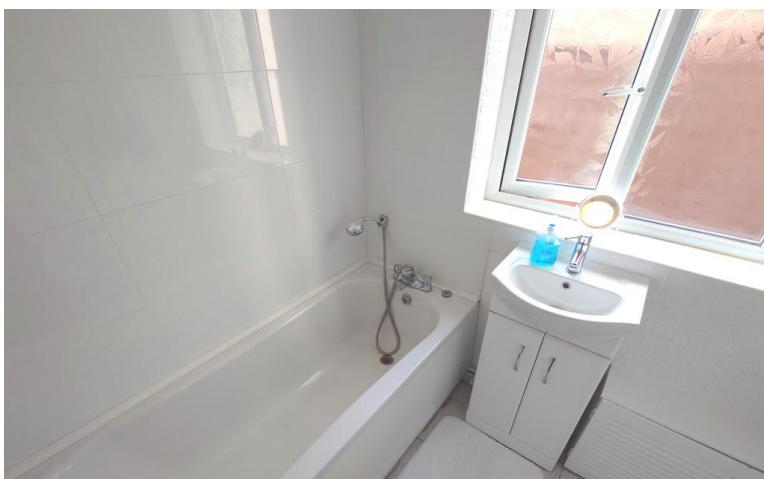
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential: (TO FOLLOW)









43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements