

Bradford Terrace, Birches Head, Stoke-on-Trent

OIRO £155,000



 2
  2
  2

Freehold | EPC rating: TBC

- Loft Room with Ensuite
- Popular location
- Large Garden, Countryside Views

- Beautiful Family Home
- 2 Bathrooms, 3 Toilets
- Ready to move into

BELVOIR!

Property is personal

Email
sales.stoke@belvoir.co.uk

Phone
01782 478 444

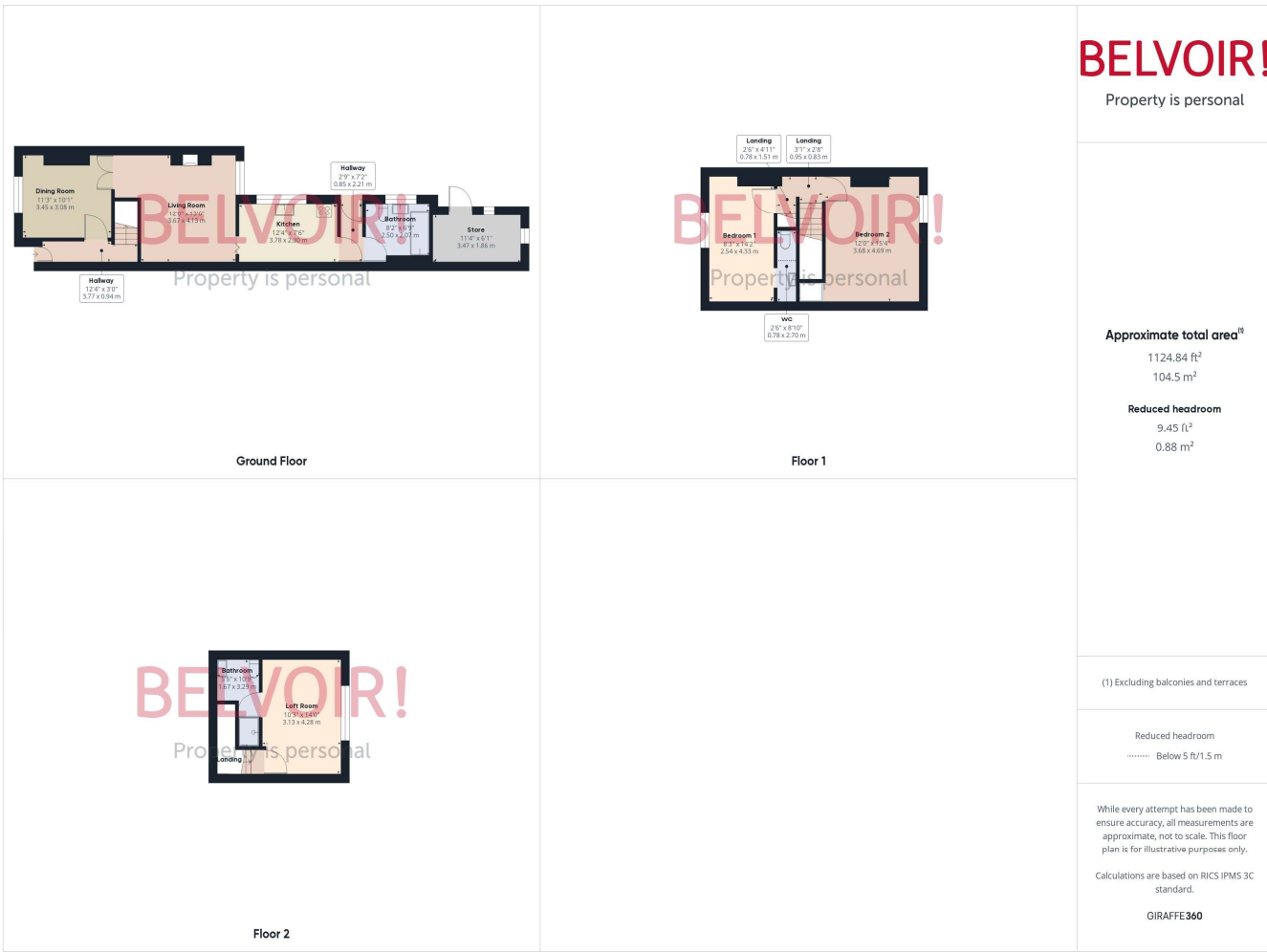
Description

A fabulous **TWO BEDROOM + LOFT ROOM (with ENSUITE SHOWER ROOM)** for sale in the desirable area of Birches Head, Stoke-on-Trent. This home is on a **LARGE PLOT** with a large garden to the rear with views to the countryside.

A **READY TO MOVE INTO** Victorian property with period features like **MINTON FLOORING**, this home offers families plenty of useful spaces with **2 RECEPTIONS, 2 BATHROOMS and 3 TOILETS!**

Gas central heating, combi boiler with radiators and in UPVC windows throughout.
Please see the 360° virtual tour and called for a face-to-face viewing.

Floorplan



Rooms

Hallway - 2.33 x .94m

Step through the lovely teal UPVC front door onto the original Minton flooring. The hallway has space for shoe cupboards and coat hooks and leads to the staircase and the front reception room.

Front reception room - 3.45 x 3.08m

The front room is a versatile space currently laid out as a dining room, large enough for a dining table and 6-8 chairs. With wood effect laminate flooring and neutral coloured walls with feature wallpaper. Double doors open up into the middle reception room.

Middle reception room - 3.67 x 4.13m

Create your own cosy living room in this large middle reception room with windows to the rear garden. Beautifully decorated. This room is large enough for a large settee, coffee table and other furniture. Relax around the feature gas fire place. Beautiful wallpaper and grey carpets finish off the space.

Understairs storage cupboard

A clever use of space under the stairs.

Kitchen - 3.78 x 2.30m

Enjoy cooking meals in this chic and modern kitchen, consisting of cream wall and base units, chrome handles, with laminate worksurface and sink. Integrated 5 ring gas hob, double electric ovens and extractor hood, with space for a washing machine and freestanding fridge freezer. Fully tiled floors and partial wall tiling, with modern spotlights illuminating the room.

Rear hallway - 0.85 x 2.21m

The rear hallway provides access to the garden through UPVC partially glazed door. Fully tiled floors making it easy to clean any footprints coming in from the garden.

Downstairs bathroom - 2.50 x 2.07m

The family bathroom is large, consisting of a very modern three-piece suite. The bath tub has bath taps with shower head, glass screen, wash basin with pedestal and waterfall mixer tap, toilet with dual flush system. Also housing a Vaillant Combi boiler. Fully tiled floors and walls and downlights for a luxurious feeling.

First floor

Stairs and landing 1.73 x 1.51m

Grey carpets lead to the first floor where there are two double bedrooms and a further staircase up to the top floor for loft room and ensuite shower room.

Bedroom one - 2.54 x 4.33m

Double bedroom, decorated with white wall, teal feature wall and grey carpets. Large enough to fit a double bed and other furniture. To the front of the property. With added bonus of an ensuite WC.

Ensuite WC - .78 x 2.70m

A compact but handy WC; toilet with dual flush system and space-saver sink with mixer tap. Storage shelves that are extremely useful for towels and other toiletries.

Bedroom two - 3.68 x 4.69m

A large double bedroom to the rear of the property large enough to fit a king-sized bed, bedside tables and wardrobes. Currently set out as a games and office room. This bedroom could suit children or guests as well. Grey carpets and a window offering views to the rear garden finish off this space.

Second floor

Loft storage space

Hatch/cupboard part way up the stairs offering loft storage.

Loft room - 3.13 x 4.24

This place is beautifully decorated and furnished with a king size bed, built-in over bed storage and bedside tables and built-in wardrobes. Amazing views to the garden and countryside beyond. Laminate flooring underfoot.

Ensuite shower room - 1.67 x 3.29m

Extremely handy ensuite shower room with shower enclosure, toilet with dual flush system, wash basin with pedestal and mixer tap, and light flooding in via a Velux window.

Photographs



Rooms continued

Rear garden

Homes to this side of Bradford Terrace have extremely large gardens. Please see the virtual tour showing the different areas of the garden. The garden is sectioned into various enjoyable spaces. Closer to the home is a patio area with a gate to the shared alleyway. The patio opens up to a gazebo area, more sitting space and a section of lawn. To the far end is another seating area and a gate to a separate area ideal for storage or even another shed.

Brick storage shed - 3.47 x 1.86m

Attached to the property at the rear is an extremely useful brick storage shed for garden tools and the like. Fitted electrics and an outdoor socket for your convenience, offering a range of uses from outside lighting and entertainment to a soothing soak in a hot tub.

Parking

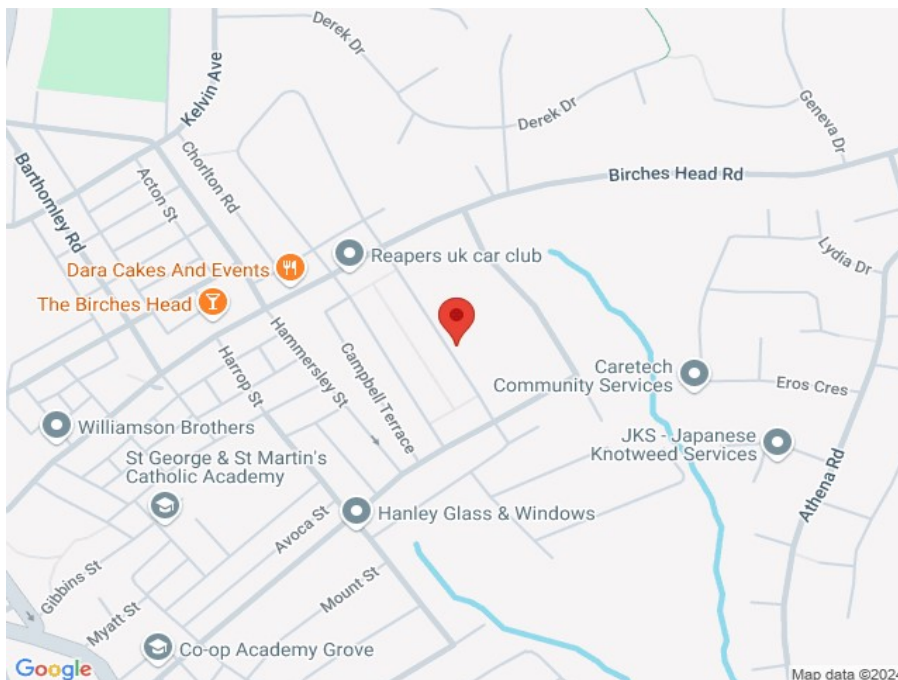
Unrestricted street parking to the front of the property.

Tenure: Freehold, **Council Tax Band:** A, **EPC:** TBC

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fiber, Virgin Media and Openreach and the mobile checker shows likely outdoor network with major mobile phone providers EE, Three, Vodafone and 02. Indoor networks may be more limited so please check with your mobile provider.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Map



<https://www.belvoir.co.uk/stoke-on-trent-estate-agents/>