

52 Chorlton Road

Birches Head, Stoke-On-Trent, ST1 6NG

Looking to get your hands on a new project? Want to expand your property empire? Or even get yourself on the property ladder? Well the wait is over! I have the perfect property for you on Chorlton Road. Sold with no upward chain and waiting for a new owner to make it their own, this spacious mid terraced property is perfectly located close to the town centre. The accommodation comprises two reception rooms, fitted kitchen, ground floor bathroom and two double bedrooms. Externally, there is a low maintenance paved courtyard. Located close to the town centre, local amenities, schooling and forest park. . Tick-tock, tick-tock, don't wait around, this opportunity won't be around forever.

Offers in the region of £74,950

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- TERRACED PROPERTY
- GROUND FLOOR BATHROOM
- RENOVATION PROJECT FOR INVESTORS OR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- VERY POPULAR LOCATION
- KITCHEN
- REAR COURTYARD
- CLOSE TO SCHOOLING, CITY CENTRE AND LOCAL PARK

GROUND FLOOR

Lounge

11'6" x 11'2" (3.51 x 3.42)

A UPVC door to the front aspect. Electric fireplace. Electric storage heater.

Dining Room

12'0" x 11'6" (3.68 x 3.51)

A single glazed window to the rear aspect. Door to under stair storage cupboard and door to stairs. Electric storage heater.

Kitchen

11'3" x 6'2" (3.44 x 1.89)

A single glazed window to the side aspect. Fitted with a range of wall and base storage units. Coordinating work surface areas and fully tiled walls. Connection for electric cooker. Plumbing for a washing machine and space for a fridge/freezer.

Rear Entrance Porch

3'1" x 2'6" (0.94 x 0.78)

A door to side aspect. Door to storage cupboard housing water tank.

Bathroom

7'7" x 5'7" (2.33 x 1.71)

A single glazed window to the side aspect. Fitted with a suite comprising bath, wash hand basin and low level W.C. Fully tiled walls.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

11'6" x 12'0" (3.52 x 3.68)

A window to the rear aspect. Door to storage cupboard, loft hatch access.

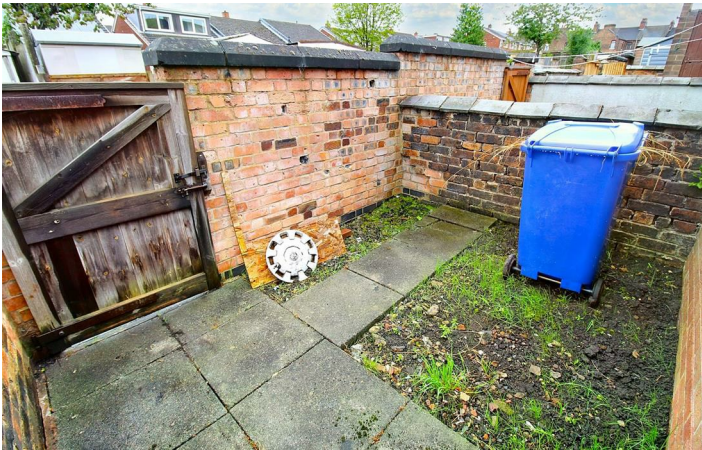
Bedroom Two

11'6" x 11'3" (3.52 x 3.44)

A UPVC door to the front aspect. Fitted wardrobes.

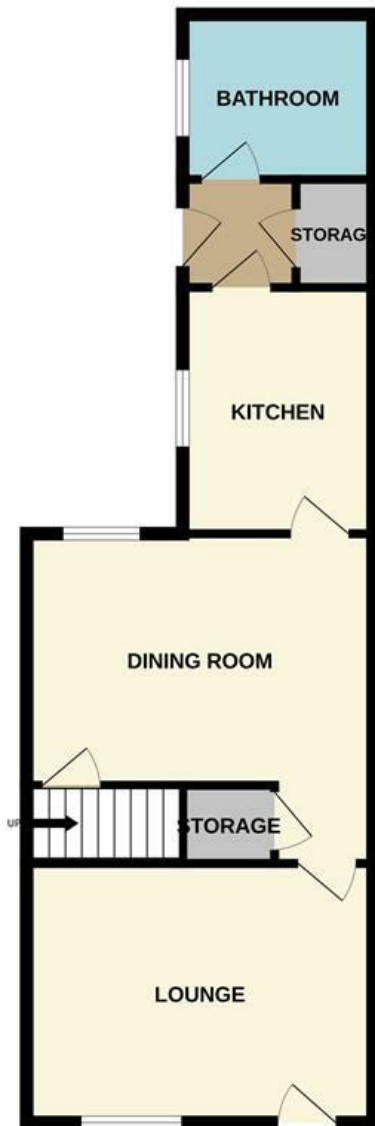
EXTERIOR

To the front of the property there is a paved courtyard. To the rear there is a gated enclosed paved courtyard.

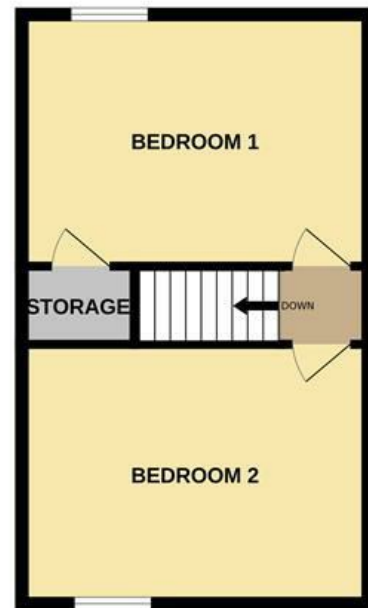


Floor Plan

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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