



## 1 Newborough Close

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

And suddenly you just know, its time to start something NEW and trust the magic of NEW beginnings. Well why don't you start your next chapter here at NEWborough Close. Ready and waiting on a new owner, the accommodation on offer comprises, a spacious lounge/diner, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from sitting on a corner plot with lawns sweeping from the front to the side of the property and an enclosed rear seating area. The property also benefits from an detached double garage and a driveway to the rear. Located in the popular area of Birches Head, close to local schooling and amenities and excellent commuter links to the main town centre. Sold with no upward chain, you have to ask yourself are you ready for something NEW? Call today and find out.

**£210,000**

# 1 Newborough Close

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



- SPACIOUS DETACHED PROPERTY
- THREE BEDROOMS
- DETACHED DOUBLE GARAGE
- LOUNGE & DINING AREA
- FAMILY BATHROOM
- POPULAR LOCATION
- FITTED KITCHEN
- SITTING ON A SIZABLE CORNER PLOT
- NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

13'7" x 5'7" (4.16 x 1.71)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Stairs leading to the first floor. Radiator.

### Lounge

14'9" x 10'5" (4.50 x 3.18)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator. Open archway leading into dining room.

### Dining Room

7'10" x 7'7" (2.40 x 2.33)

Double glazed patio doors lead out to the rear garden. Radiator.

### Kitchen

8'6" x 7'11" (2.60 x 2.42)

A double glazed window overlooks the rear aspect coupled with a double glazed access door leading out to the rear. Fitted with a range of wall and

base storage units with inset stainless steel sink unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob and cooker hood above. Wall mounted central heating boiler.

## FIRST FLOOR

### First Floor Landing

8'2" x 6'3" (2.51 x 1.91)

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

13'3" x 9'0" (4.05 x 2.76)

A double glazed window overlooks the front aspect. Television point and radiator.

### Bedroom Two

9'10" x 9'5" (3.02 x 2.89)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

8'7" x 7'1" (2.63 x 2.18)

A double glazed window overlooks the

front aspect. Airing cupboard housing hot water cylinder. Radiator.

### Bathroom

6'2" x 5'3" (1.89 x 1.62)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

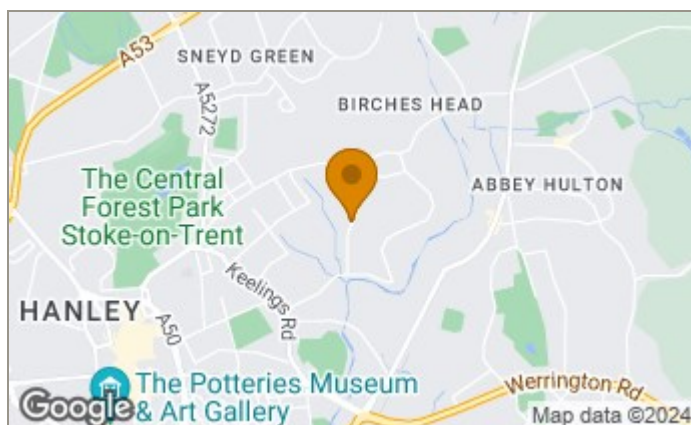
## EXTERIOR

The property sits on a corner plot with lawned areas to the front and side enclosed with a hedge border. To the rear there is a fully enclosed paved patio seating area with access into the double garage and a driveway.

### Double Garage

18'11" x 17'10" (5.77 x 5.44)

Up and over garage door with a double glazed window to the side and access door. Power and lighting.

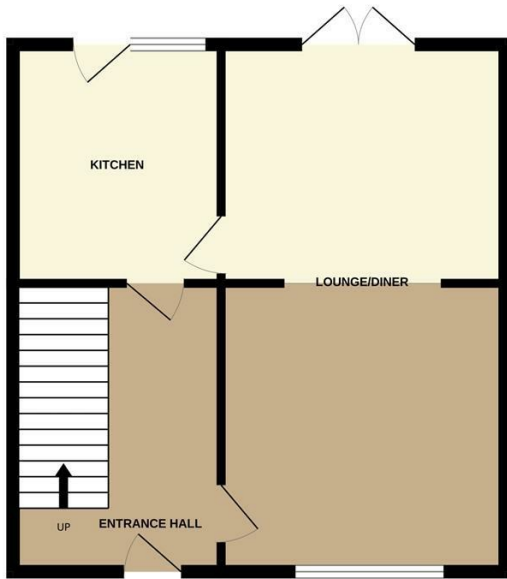




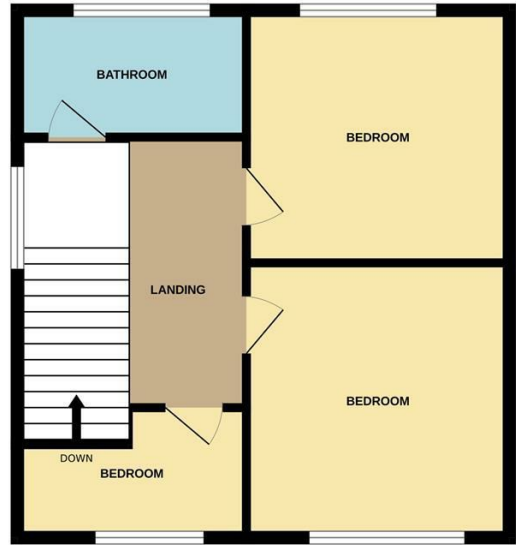


# Floor Plan

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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