



79 Eros Crescent

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

BANG!! The gun is fired and the race has begun, it's getting tense as competitors approach the finish line, but there is one clear winner! This delightful semi detached property on the extremely popular Birches Head estate. Immaculate throughout and sold with no upward chain its looking for a new owner. The accommodation comprises of a spacious lounge, modern fitted kitchen/diner, two great sized bedrooms and a family bathroom. Externally the property benefits from off road parking and the rear garden is low maintenance with a detached garage. Located in the popular area of Birches Head close to local amenities, schooling and canal towpaths. No photo finish check required here, this home is an outstanding winner. Call to book your viewing today.

£160,000

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- WELL MAINTAINED SEMI DETACHED PROPERTY
- TWO GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- LARGE LOUNGE
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN/DINER
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

4'0" x 3'11" (1.23 x 1.21)

The property has a double glazed entrance door to the side aspect. Large under stairs storage cupboard.

Lounge

14'2" x 10'11" (4.32 x 3.33)

A double glazed window overlooks the front aspect and one to the side aspect. Fireplace housing gas fire. Television point and stairs leading to the first floor. Radiator.

Kitchen/Diner

13'9" x 6'9" (4.21 x 2.07)

A double glazed window overlooks the rear and side 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. Space for fridge/freezer and washing machine. Gas cooker point. Radiator. Space for table and chairs.

FIRST FLOOR

First Floor Landing

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

Bedroom One

11'3" x 8'9" (3.45 x 2.67)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes, drawers and a dressing table. Storage cupboard housing central heating boiler. Radiator.

Bedroom Two

9'10" x 7'3" (3.00 x 2.21)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'6" x 6'1" (1.99 x 1.86)

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

To the front the property has a gravelled area and a rubber resin driveway leading down the side of the property. To the rear the garden is low maintenance and has tiered paved patio seating areas. The rear garden is enclosed with panelled fencing.

Detached Garage

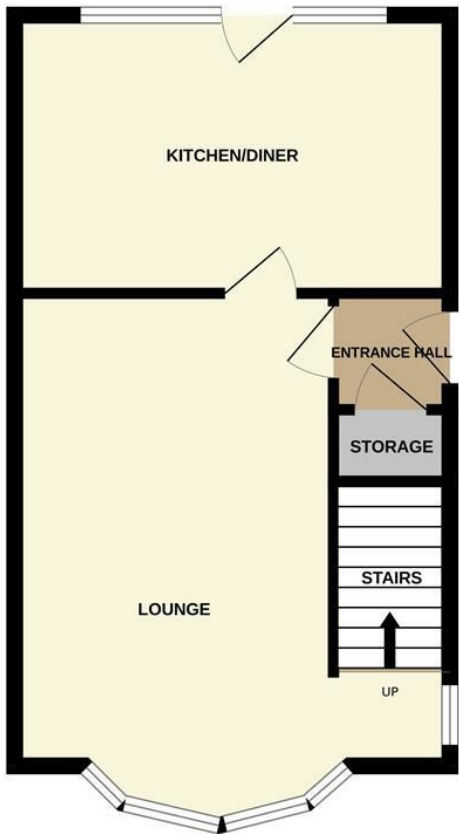
19'5" x 9'10" (5.94 x 3.02)

A detached garage with electric roller door and a double glazed widow to the side. Power and lighting.

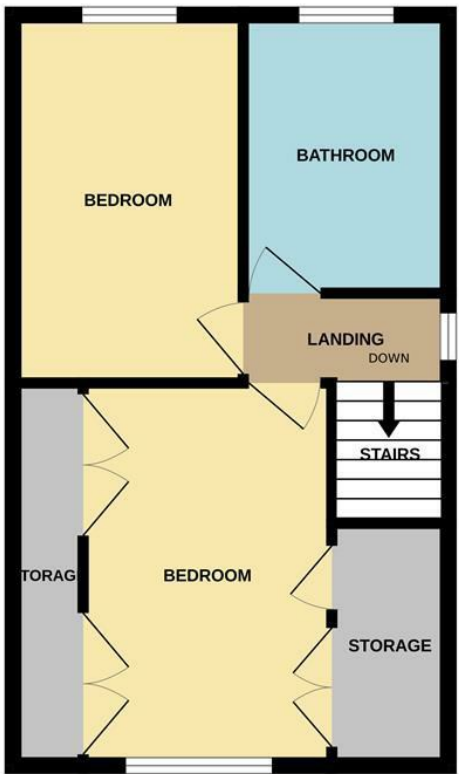


Floor Plan

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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