



## 14 Gleneagles Crescent

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

Don't quack like a duck, soar like an EAGLE! Fly high and head on over to GlenEAGLES Crescent and land on this delightful semi detached property. Beautifully maintained throughout the accommodation comprises a lounge/diner, fitted kitchen, three bedrooms, contemporary bathroom and separate W.C. Externally the property benefits from a fully enclosed rear garden laid to lawn and a paved patio seating area with a detached garage. Located in the popular area of Birches Head, close to local amenities, schooling and a short distance to the town centre. They say the EAGLE is full of wisdom, so don't be a fool and let this one pass you by. Sold with no upward chain, Call to book your viewing today!

**£179,950**

# 14 Gleneagles Crescent

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



- VERY WELL PRESENTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE LOUNGE/DINER
- CONTEMPORARY BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING AND GARAGE
- CLOSE TO SCHOOLING AND CITY CENTRE

## GROUND FLOOR

### Entrance Hall

5'9" x 3'7" (1.76 x 1.11)

A composite door to the front aspect. Radiator and stairs to the first floor. Doors to storage cupboard.

### Lounge/Diner

24'0" x 12'10" (7.34 x 3.93)

A UPVC window to the front aspect and UPVC sliding doors to the rear aspect. Gas fireplace and two radiators. Telephone point.

### Kitchen

9'6" x 7'9" (2.92 x 2.37)

A UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas. Integrated appliances include electric oven and electric hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Laminate flooring and radiator.

## Conservatory

13'4" x 7'2" (4.07 x 2.20)

A UPVC construction with UPVC windows to the side and rear aspect. UPVC patio doors to the rear aspect. Laminate flooring.

## FIRST FLOOR

### Landing

8'0" x 5'3" (2.46 x 1.61)

UPVC window to the side aspect. Stairs from the ground floor and loft hatch access. Door to storage cupboard.

### Bedroom One

11'10" x 10'4" (3.63 x 3.17)

A UPVC window to the rear aspect. Radiator.

### Bedroom Two

11'11" x 10'4" (3.65 x 3.15)

A UPVC window to the front aspect. Radiator.

### Bedroom Three

9'3" x 6'11" (2.84 x 2.11)

A UPVC window to the front aspect. Radiator.

## Bathroom

6'7" x 5'2" (2.03 x 1.59)

A UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above. Wash hand basin and vertical radiator.

## WC

3'10" x 2'8" (1.18 x 0.83)

A UPVC window to the side aspect. Low level WC and radiator.

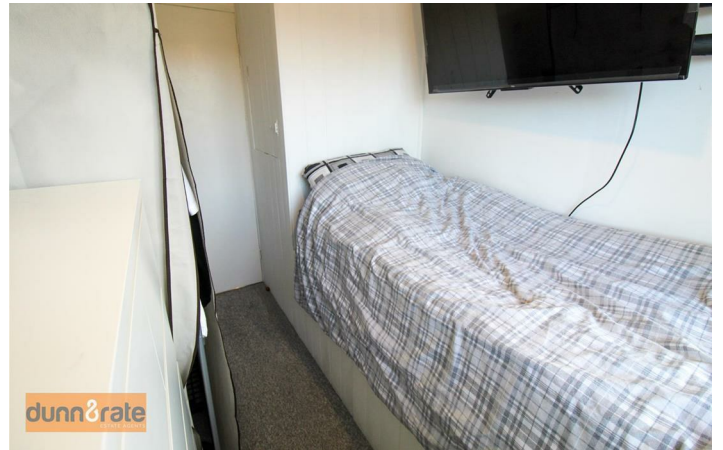
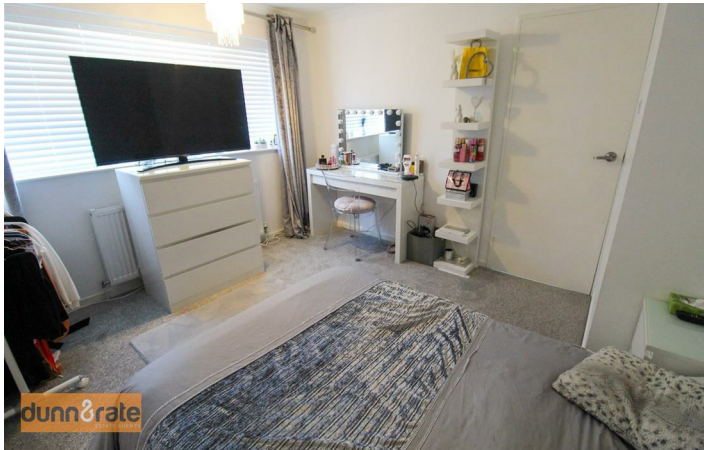
## EXTERIOR

a gravelled and paved driveway to the front of the property. To the rear there is a paved patio and steps leading up to laid to lawn enclosed garden. Shed.

## Garage

An up and over door to the front aspect.





Floor Plan



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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