



169 Birches Head Road

Birches Head, ST1 6ND

Price £169,950



Available to purchase with no onward chain.

Here at Carters, we are pleased to welcome to the market this deceptively spacious and recently renovated, three bedroom family home.

Having undergone recent and substantial investment, this impressive property is 'turnkey' ready to move into and enjoy right from day one! This beautiful family home enjoys spacious and flexible accommodation across two storeys, boasting high ceilings throughout, with the perfect blend of traditional features with modern and contemporary finishes. The ground floor enjoys two large reception rooms, both of which enjoy a decorative feature fireplace, whilst the living room stuns with a beautiful bay window, flooding the property with natural light. Following on is the recently fitted kitchen, which is larger than most found in your 'typical' terrace, boasting plenty of space for a dining table, if so desired, as well as ample work surfaces, integrated appliances such as an electric oven, extractor hood, and a fridge/freezer, all of which add an efficient yet luxurious feel to this charming home. Head up the stairs to the first floor where there are three generous bedrooms and a large and stylish family bathroom to enjoy which boasts a modern three-piece suite. The exterior has been shown the same care and affection as the interior, with a polite and pretty forecourt providing extra privacy, as well as a decked rear yard, perfect for sitting with a morning coffee whilst the sun comes up.

Call our friendly team at Carters on 01782 470391 to avoid missing out on this fantastic property.

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Entrance Hall

13.10 x 3.05 (3.96m.3.05m x 0.91m.1.52m)
UPVC double glazed entrance door to the front elevation.
Coving to the ceiling. Radiator. Stairs to the first floor. Minton tiled flooring.

Living Room

16.05 (into baywindow) x 10.07 (4.88m.1.52m (into baywindow) x 3.05m.2.13m)
UPVC double glazed bay window to the front elevation.
Feature decorative fireplace with a tiled hearth. Coving to the ceiling. Radiator. Laminate flooring.

Dining Room

14.02 x 11.02 (4.27m.0.61m x 3.35m.0.61m)
UPVC double glazed window to the rear elevation.
Feature decorative fireplace with tiled hearth. Coving to the ceiling. Radiator. Laminate flooring. Double doors leading to the living room.

Kitchen

21.05 x 9.01 (6.40m.1.52m x 2.74m.0.30m)
UPVC double glazed windows to the side and rear elevation.
A selection of recently fitted wall, drawers and base units.
Wooden work surfaces incorporating inset, one and a half bowl sink with a single drainer and mixer tap. Space for a range style oven. Integrated dishwasher. Integrated full size fridge and freezer. Partly tiled walls. Under stairs storage. Radiator. Tiled flooring.

Utility Room

9.00 x 4.07 (2.74m.0.00m x 1.22m.2.13m)
UPVC double glazed window to the side elevation.
Fitted wall units. Wooden work surface with space and plumbing below for a washing machine and dryer. Radiator. Tiled flooring.

Downstairs WC

UPVC double glazed window to the side elevation.
Low level W/C. Vanity wash hand basin. Radiator. Tiled flooring.

First Floor Landing

Radiator. Storage cupboard.

Bedroom One

14.07 x 13.08 (4.27m.2.13m x 3.96m.2.44m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Two

14.02 x 8.08 (4.27m.0.61m x 2.44m.2.44m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Three

9 x 8.01 (2.74m x 2.44m.0.30m)
UPVC double glazed window to the rear elevation.
Radiator.

Family Bathroom

UPVC double glazed window to the side elevation.
Modern fitted four piece suite comprising of an oversized walk in shower enclosure with a wall mounted shower and rainfall shower head. Oval free standing bath with a hand held shower head. Vanity his and hers wash hand basins. Recess W/C. Tiled walls. Heated chrome ladder towel rail.

Exterior

Externally is low maintenance, to the front there is a gravel forecourt whilst the rear is a decked yard with a shed and gate for rear access.

Additional Information

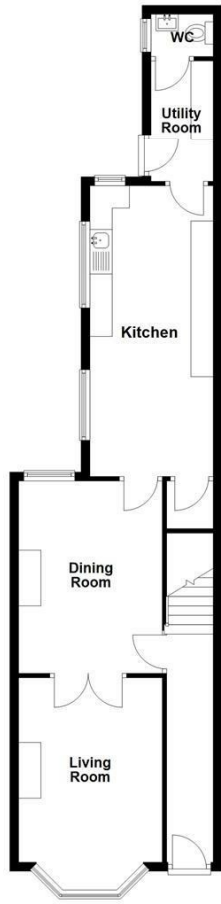
We are led to believe the property is Freehold and the Council tax band is A.

Services

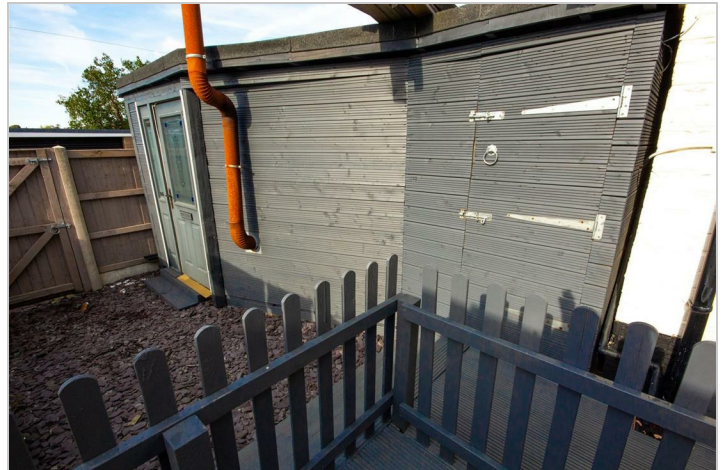
The main services of electric, water and drainage are all connected to the mains.
Gas central heating. Broadband is Fibre. 4G Coverage.
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

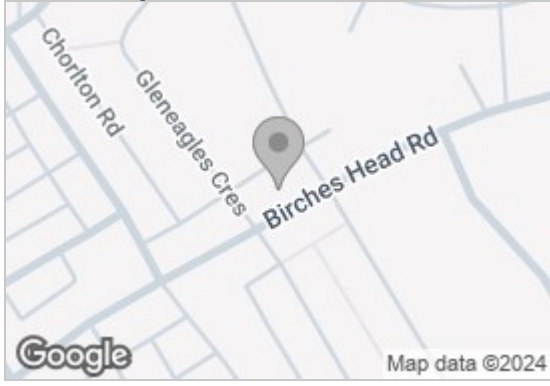
Ground Floor



First Floor



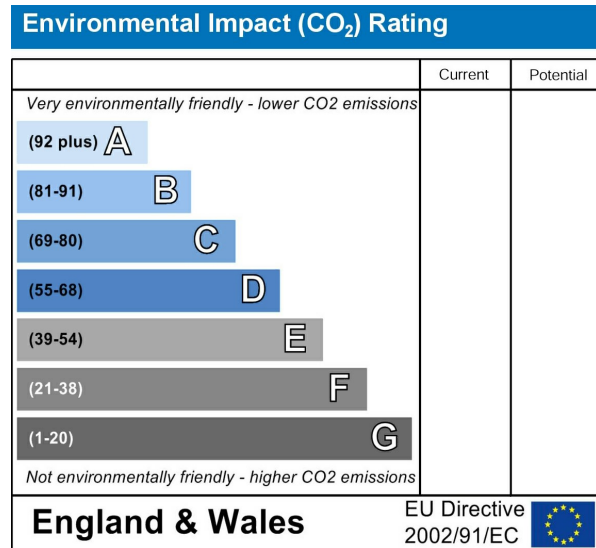
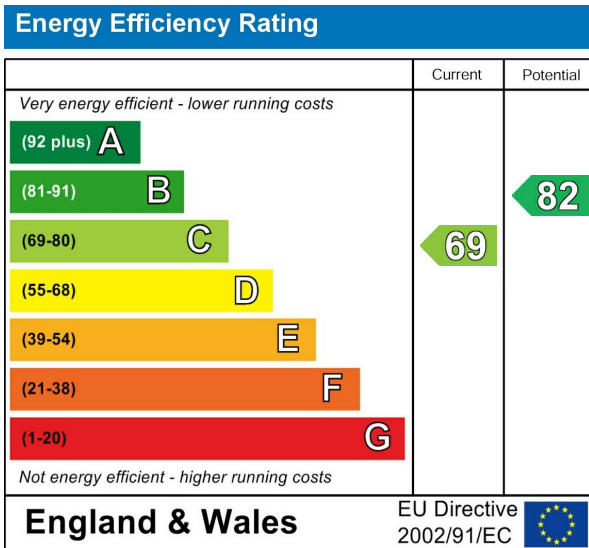
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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