

# 1 Cheltenham Grove, Birches Head Stoke-on-Trent, ST1 6SD



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Asking Price: £205,000





We are delighted to offer to market with no upward chain this beautifully refurbished three bedroom semi-detached family home positioned on a generous corner plot with driveway parking and garage. Situated within a popular residential location close to schools, amenities and good commuter links throughout the city, this property must be viewed to be appreciated.

The property has been refurbished to a high standard throughout, boasting a new heating system, newly fitted kitchen and bathroom, modern internal doors and new flooring throughout. A new retaining wall around the property has been built and blocked paved driveway has been laid. The front of the property is to be part rendered with immediate effect.

The internal accommodation comprises of porch, hallway leading to downstairs w/c, open plan living room with a contemporary fitted kitchen/diner and patio doors leading to the rear. The first floor offers three good sized bedrooms and modern family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally: To the front of the property steps lead to a side lawned area following around to a paved patio and block paved driveway for several vehicles and garage.

Tenure: Freehold





Accommodation briefly comprising of:

Entrance Porch: uPVC/glass door leading to uPVC door to hallway entrance.

Hallway: uPVC/glass exterior door, entrance to staircase, internal doors leading to downstairs w/c and living room, radiator.

Living Area: 14'9" x 10'8" max (4.50m x 3.26m) uPVC/ glass bay window to front elevation, open plan leading to kitchen/diner, radiator.

Kitchen/ Dining Area: max 16'9" x 8'5" max (5.10m x 2.57m) uPVC double glazed window to rear elevation, uPVC patio doors leading to the rear, a range of matching wall and base cupboards, Lamona extractor, Lamona induction hob, Lamona single fitted oven, cupboard housing i-mini 2 combination boiler, stainless steel sink & mixer tap, integrated Lamona dishwasher, undercounter plumbing point, radiator.

First Floor Landing: uPVC double glazed window to side elevation, internal doors leading off, ceiling fitted loft hatch.

Bedroom One: 13'5" x 9'3" max (4.10m x 2.83m) uPVC double glazed window to front elevation, radiator.

Bedroom Two: 10'1" x 9'6" max (3.07m x 2.89m) uPVC double glazed window to rear elevation, radiator.

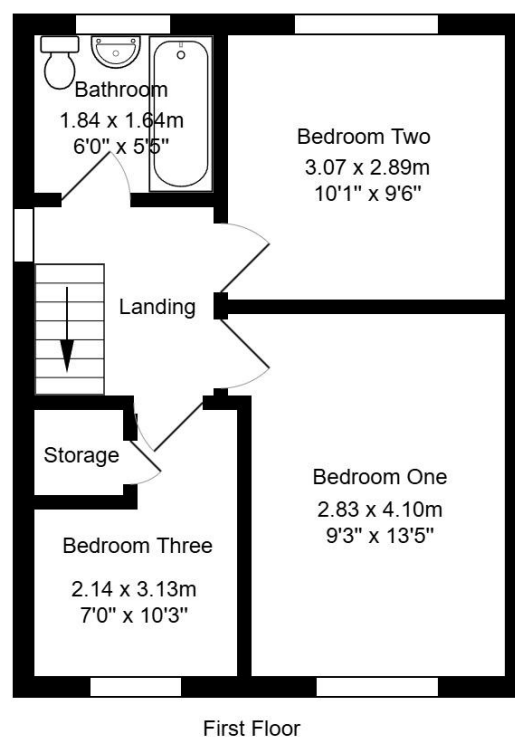
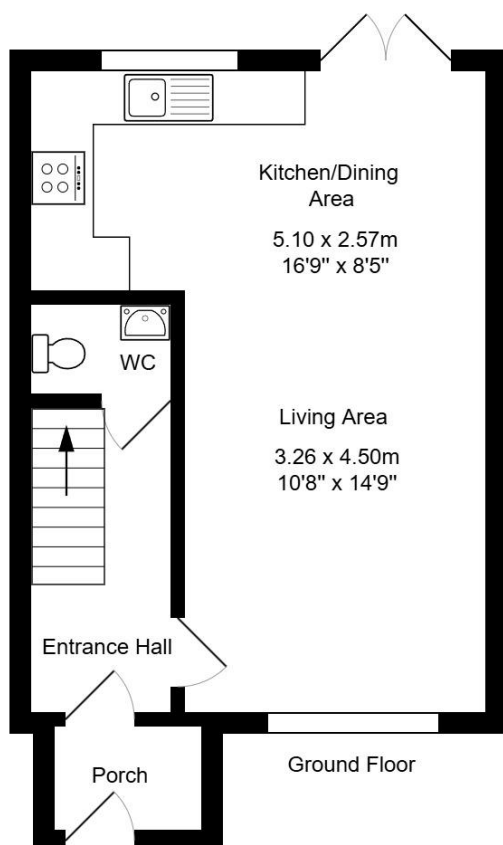
Bedroom Three: 10'3" x 7'0" max (3.13m x 2.14m) uPVC double glazed window to front elevation, storage cupboard over staircase, radiator.

Bathroom: 6'0" x 5'5" max (1.84m x 1.64m) uPVC double glazed window to rear elevation, white suite consisting of low level flush toilet, white basin & chrome mixer tap inset over grey vanity unit, white bath with chrome mixer tap, chrome wall mounted shower & shower head behind glass shower screen, radiator.

Council Tax Band: B

Note: appliances and heating system have not been checked by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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