



## 96 Birches Head Road, Birches Head, ST1 6LJ

Offers In The Region Of £120,000

- Mid terraced property
- Two double bedrooms
- Ground floor shower room
- Fully enclosed rear courtyard
- Useful cellar
- Great for a first time buyer or buy to let investor

# 96 Birches Head Road, ST1 6LJ

Whittaker and Biggs are pleased to offer to the market this delightful mid-terraced house, presenting an excellent opportunity for both first-time buyers and those seeking to add to their property portfolio.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The two double bedrooms are well-proportioned, offering comfortable living quarters that can easily accommodate a variety of furnishings. The shower room is contemporary in design, ensuring practicality for daily routines.

This home is ideally situated in a friendly neighbourhood, with local amenities and transport links just a stone's throw away, making it perfect for those who appreciate both convenience and community.



Council Tax Band: A



## Ground Floor

### Hall

13'1" x 3'1"

UPVC double glazed door to the frontage, radiator, stairs to the first floor.

### Dining Room

11'10" x 9'10"

UPVC double glazed window to the frontage, radiator.

### Sitting Room

13'1" x 10'5"

UPVC double glazed window to the rear, radiator, gas fire, tiled hearth and surround, wood mantel, stairs down to the cellar.

### Kitchen

10'7" x 6'6"

UPVC double glazed window to the side aspect, units to the base and eye level, Creda electric hob, Creda electric fan assisted oven and separate grill, composite sink and a half with drainer, chrome mixer tap, space for freestanding fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, tiled floor, loft hatch, gas fired wall mounted Vaillant combi boiler, radiator.

### Rear Hall

6'6" x 2'9"

UPVC double glazed door to the side aspect, storage cupboard, tiled floor.

## Shower Room

7'8" x 6'3"

UPVC double glazed window to the side aspect, quadrant shower enclosure, electric Mira shower, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, fully tiled, loft hatch.

## First Floor

### Landing

13'1" x 4'11"

Storage cupboard.

### Bedroom One

13'7" x 11'10"

Two UPVC double glazed windows to the frontage, radiator, fitted wardrobes.

### Bedroom Two

13'1" x 8'2"

UPVC double glazed window to the rear, radiator, fitted wardrobes.

### Cellar

11'3" x 5'11"

Storage with light.

## Externally

To the frontage, forecourt.

To the rear, paved courtyard, area laid to gravel, wall and fence boundary, gated access to the rear.





