



Fairhaven Grove, Birches Head, ST1 6LX.  
OIRO £190,000



## Fairhaven Grove, Birches Head, ST1 6LX.

This detached bungalow is located in a quiet residential area and is comprised of two double bedrooms, one with en-suite WC, kitchen breakfast room, bathroom, lounge and detached garage.

You are welcomed into the property via the kitchen which has a good range of units, integral appliances that include a Hotpoint gas hob, Beko fan assisted electric oven and an under counter fridge and freezer. There is ample room for a breakfast table and chairs.

Adjacent to the sitting room is the bright and airy lounge which leads to the hallway that provides access to all other rooms.

To the rear of the property are two bedrooms, with bedroom one being over 23ft in length and bedroom two having an en-suite WC. The bathroom has a white suite, including bidet.

Externally to the frontage and side, the property has a paved driveway with a walled boundary.

To the rear the garden is mainly laid to lawn with well stocked borders. The detached garage can also be found to the rear.

Selling with NO UPPER CHAIN, a viewing is highly recommended to appreciate this home's location, and potential.



**Kitchen/Breakfast Room** 14' 9" x 6' 11" (4.49m x 2.11m)  
UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, integral Hotpoint gas four ring hob, integral Beko fan assisted electric oven, integral under counter fridge, integral under counter freezer, space and plumbing for a washing machine, space for a table and chairs, radiator, tiled floor.

**Lounge** 19' 2" x 11' 5" (5.84m x 3.48m)

UPVC double glazed window to the frontage, 2 x radiators, newly fitted carpeting.

**Bathroom** 6' 11" x 6' 0" (2.11m x 1.84m)

UPVC double glazed window to the side aspect, panel bath, chrome mixer taps, shower over, pedestal wash hand basin, chrome taps, low level WC, bidet, chrome taps, airing cupboard, radiator.

**Airing Cupboard**

Housing the wall mounted gas fired Glow Worm combi boiler.

**Bedroom One** 23' 11" x 9' 7" (7.30m x 2.93m)

(Max measurement)

UPVC double glazed window to the rear, 2 x radiators.

**Bedroom Two** 20' 10" x 8' 10" (6.34m x 2.70m)

(Max measurement)

UPVC double glazed door to the rear, UPVC double glazed window to the rear, 2 x radiators, newly fitted carpeting, en-suite WC.

**WC** 5' 10" x 2' 6" (1.78m x 0.77m)

Low level WC, vanity wash hand basin, chrome mixer tap, extractor fan.

**Loft**

Accessed form the hallway, pull down ladder.

**Externally**

To the frontage, paved driveway, wall boundary, stocked borders.

To the rear, garage, walled boundary, mainly laid to lawn.

**Garage**

Brick construction, metal up-and-over door, UPVC double glazed door to the side, aspect, glazed window to the side aspect, power and light.

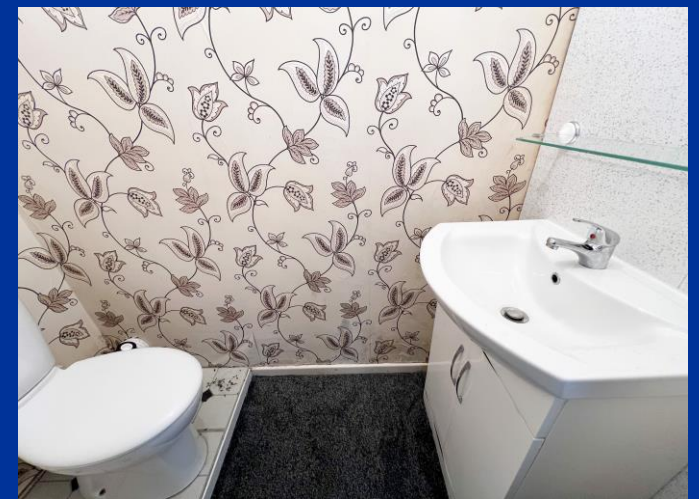


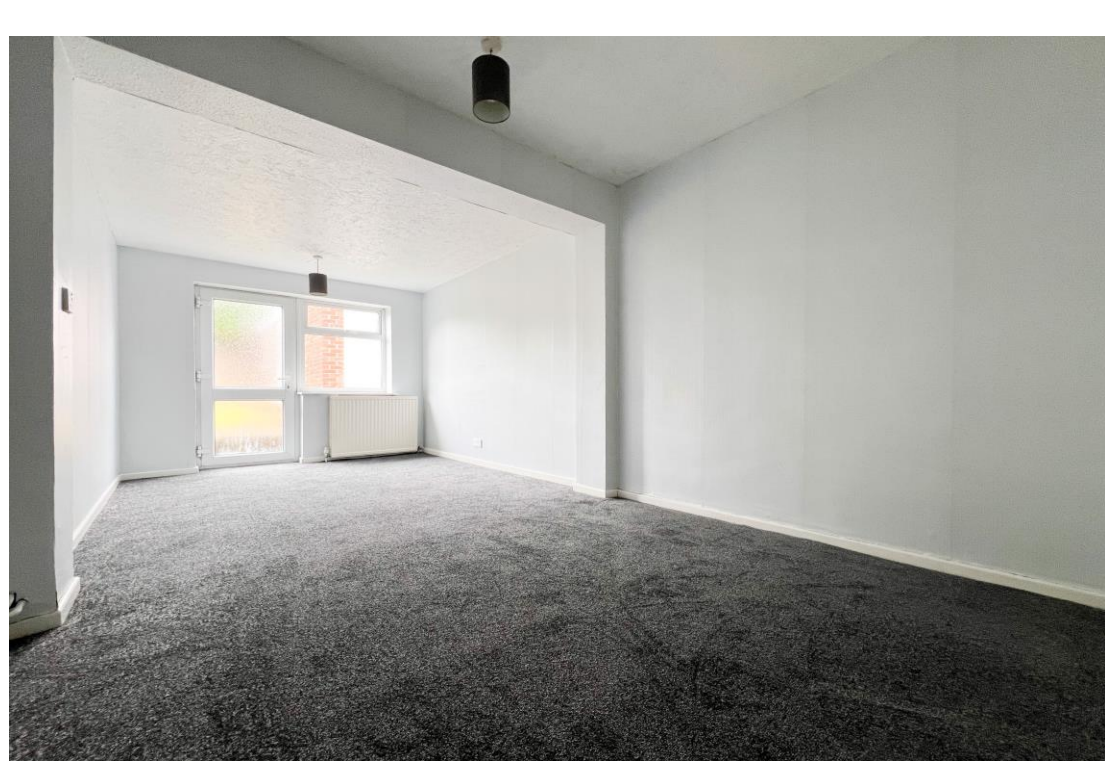
Note:

Council Tax Band: C

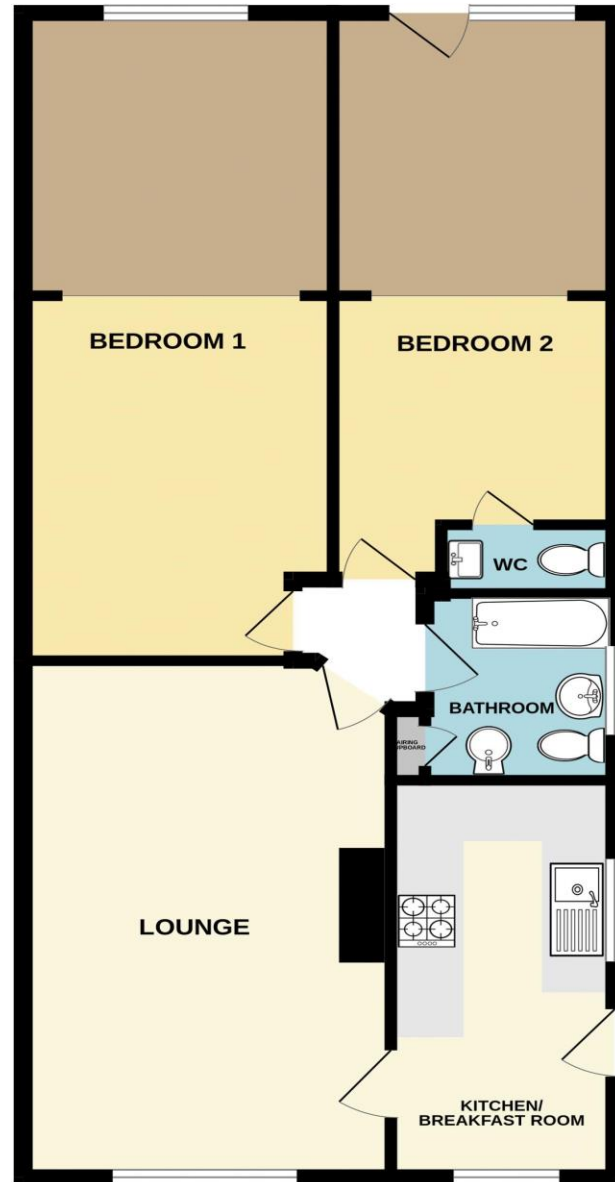
EPC Rating: C

Tenure: Believed to be Freehold





GROUND FLOOR





## Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road, passing through the villages of Longsdon, Endon and Stockton Brook. Just prior to reaching the Esso petrol station on the left hand side, turn left into the A5009 Baddeley Green Lane. Continue along this road and at the traffic lights continue straight ahead following the A5009 Leek Road. Follow this road and taking the first main turning on the right into Birches Head Road. Follow this road then turn left onto Fairhaven Grove where the property is situated on the right hand side identifiable by a Whittaker and Biggs for sale board.

## Situation

The property is situated in Birches Head, with local amenities close by, together with a good bus service into surrounding towns and villages.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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