

## Campbell Terrace Birches Head Stoke-On-Trent ST1 6LR



**Offers In Excess Of £100,000**



## Campbell Terrace, Birches Head, Stoke-On-Trent, ST1 6LR

A delightful terrace on a street named Campbell  
Ideal property for first time buyers or investors, what's there to gamble?  
Upstairs, two bedrooms, and a bathroom there,  
Plenty of space, for all to share.  
Outside, a good sized outdoor spot,  
Perfect for enjoying, when it's hot.  
So if this sounds like the perfect property for you,  
The team at Debra Timmis are waiting to arrange a viewing for you!

Welcome to Campbell Terrace, Stoke-On-Trent! This charming terraced house offers a delightful living experience with its 2 reception rooms, 2 bedrooms, and a first-floor bathroom. The property boasts a generous 893 sq ft of space, providing ample room for comfortable living.

Situated in a sought-after location, this forecourted terraced house offers a perfect blend of traditional charm and modern convenience. The two reception rooms provide versatile spaces for entertaining guests or simply relaxing with your loved ones.

The two well-appointed bedrooms are ideal for creating your own personal sanctuary, while the first-floor bathroom adds a touch of luxury to everyday living. With good outdoor space, you can enjoy al fresco dining or simply unwind in the fresh air.

Book a viewing today and step into your future dream home at Campbell Terrace!

Looking for your next investment? Currently LET at £495 PCM. Vendors are offering the property tenanted or vacant possession.

### Entrance Porch

With access into the sitting room.

### Sitting Room

11'4" into alcove x 11'1" (3.47 into alcove x 3.39)

Double glazed bay window to the front aspect. Radiator.



### Lounge

11'5" into alcove x 12'0" (3.49 into alcove x 3.68)

Double glazed window to the rear aspect. Useful storage cupboard. Access to the stairs to the first floor. Radiator.



### Kitchen

12'4" x 6'3" (3.77 x 1.91)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink with single drainer, mixer tap. Plumbing for automatic washing machine. Double glazed window and Upvc door to the side aspect.

### First Floor

#### Bedroom One

11'5" into alcove x 11'1" (3.49 into alcove x 3.38)

Double glazed window. Radiator.





## Bedroom Two

12'0" x 8'5" into alcove (3.68 x 2.57 into alcove )

Double glazed window. Radiator.



## Externally

Enclosed rear yard.

## Agents Notes

Current Let at £495 PCM, tenants have been renting for over 5 years and happy to stay. However can be sold with vacant possession if required.

## Bathroom

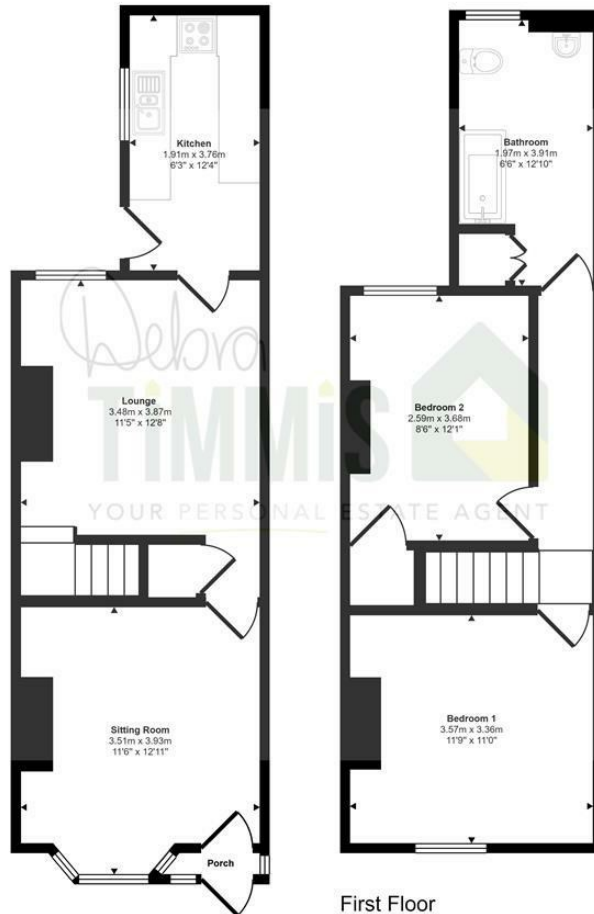
13'2" narrowing to 12'5" x 6'5" (4.02 narrowing to 3.80 x 1.96)

Suite comprises, panel bath, pedestal wash hand basin and low level WC.





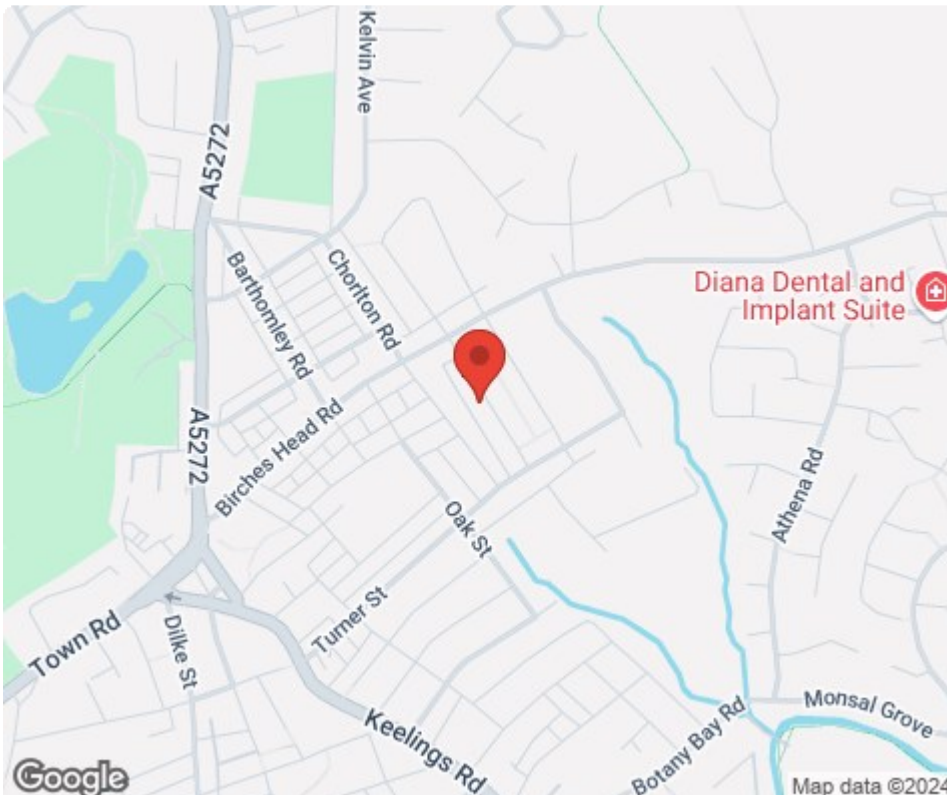
Approx Gross Internal Area  
76 sq m / 814 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft

First Floor  
Approx 37 sq m / 397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.