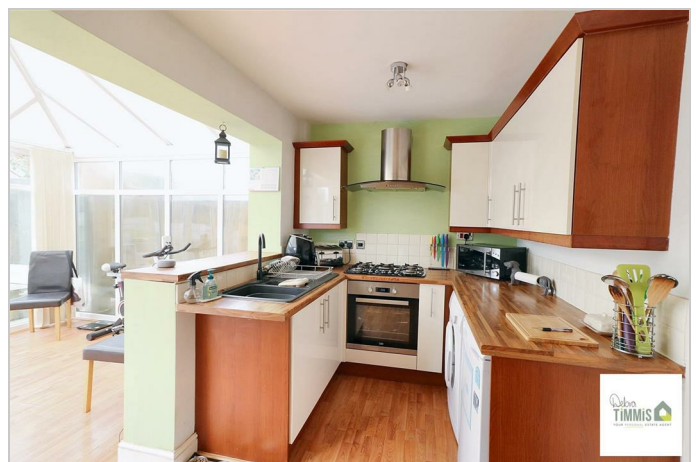


Athena Road Birches Head Stoke-On-Trent ST1 6RT



Offers In The Region Of £155,000

Athena Road, Birches Head, Stoke-On-Trent, ST1 6RT

SOMEONE'S KNOCKING ON THE DOOR, Someone's ringing the bell,
There'll be a queue of people wanting to view this property we're delighted to sell.

A lovely TWO BEDROOM semi detached home

With plenty of potential for you to make it your own.

There's a lounge and kitchen/conservatory to the ground floor

Beautiful rear garden for you to adore

So what are you waiting for, do not delay,

Pick up the phone and arrange to view today!

Welcome to Athena Road, Stoke-On-Trent - a charming location for this well-presented semi-detached house. Situated in a popular area, this property boasts a warm and inviting atmosphere that is sure to make you feel right at home. As you step into the entrance hallway, you are greeted by a sense of space and light that flows seamlessly into the lounge area, perfect for relaxing or entertaining guests. The open-plan kitchen/conservatory is a delightful space where you can enjoy cooking while basking in the natural light that floods the room. This lovely home features two cosy bedrooms and a well-maintained bathroom, providing comfortable living spaces for you and your family. With double glazing and central heating, you can rest assured that you will be warm and snug throughout the year. Outside, the property offers gardens where you can unwind and enjoy the fresh air, as well as a garage for convenient parking or extra storage space. And the best part? This property comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that await you at Athena Road.

Entrance Hall

Upvc door to the front aspect. Radiator. Stairs off to the first floor.

Lounge

14'6" x 10'10" (4.42 x 3.32)

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator,

Open-Plan Kitchen/Conservatory

Kitchen Area

13'9" x 6'9" (4.21 x 2.08)

Fitted kitchen with a range of wall mounted units, worktops incorporating cupboards below and drawer set. One and a half sink with single drainer and mixer tap. Five ring gas hob and built-in oven. Extractor hood. Radiator. Wood effect laminate flooring. Access to a storage area and to the garage.

Conservatory

13'5" x 9'6" (4.10 x 2.90)

Double glazed windows and double glazed French doors with access into the rear garden. Wood effect laminate flooring. Radiator.



First Floor

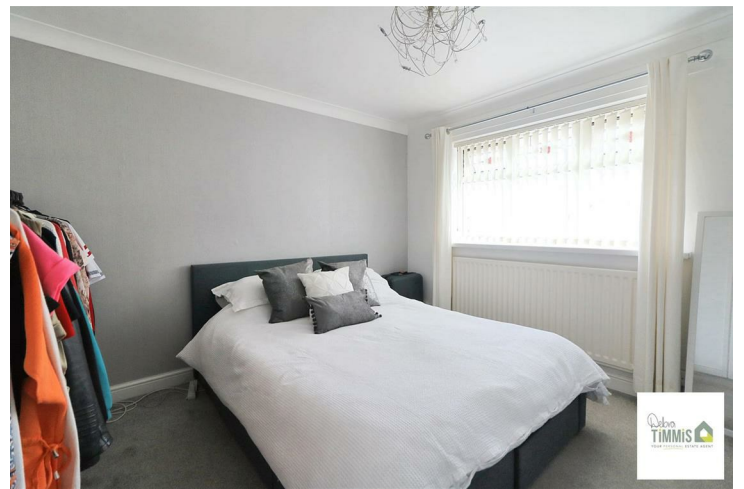
Landing

Double glazed window to the side aspect. Loft access.

Bedroom One

11'3" x 10'7" (3.45 x 3.25)

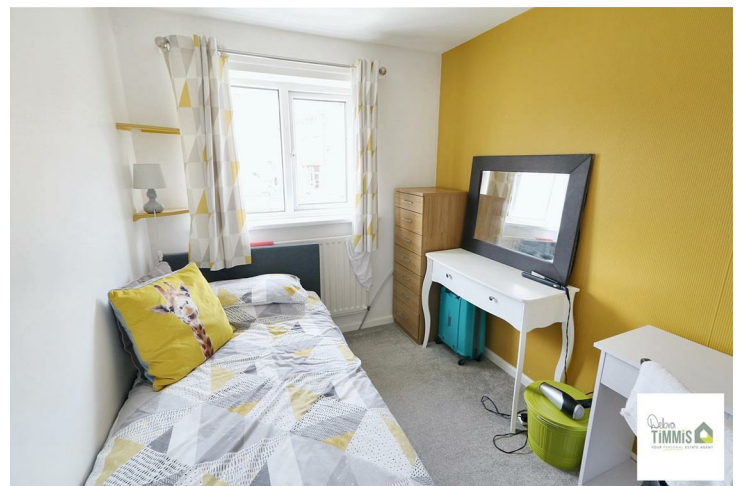
Double glazed window. Radiator. Useful storage cupboard. Cupboard housing central heating boiler.



Bedroom Two

9'11" x 7'2" (3.03 x 2.20)

Double glazed window. Radiator.



Bathroom

6'4" x 6'2" (1.95 x 1.90)

White suite comprising panel bath with Mira shower unit over and shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window.

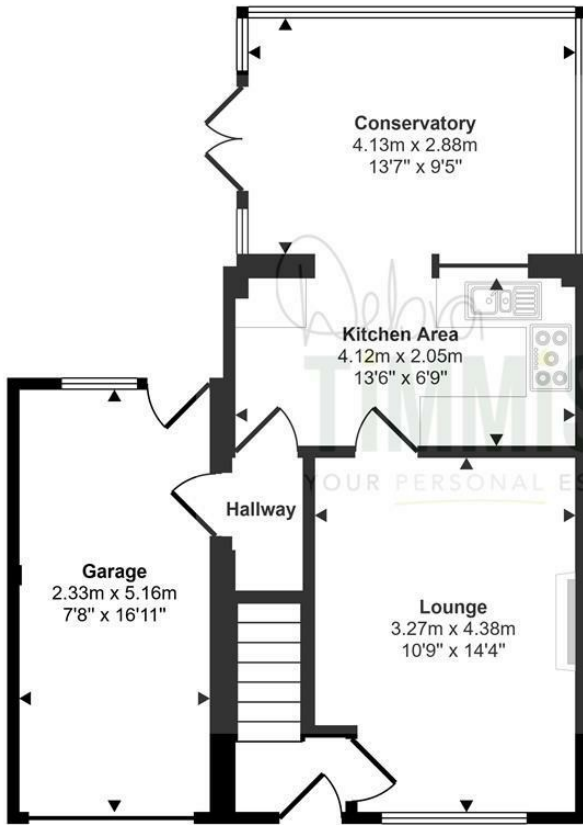


Externally

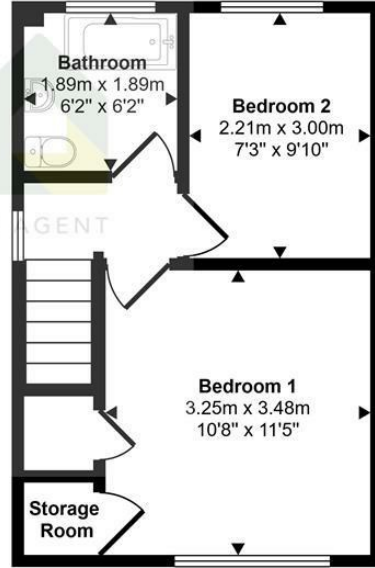
Driveway providing of road parking. Low maintenance frontage. Enclosed rear garden with patio seating area and steps to a lawn garden.



Approx Gross Internal Area
82 sq m / 884 sq ft

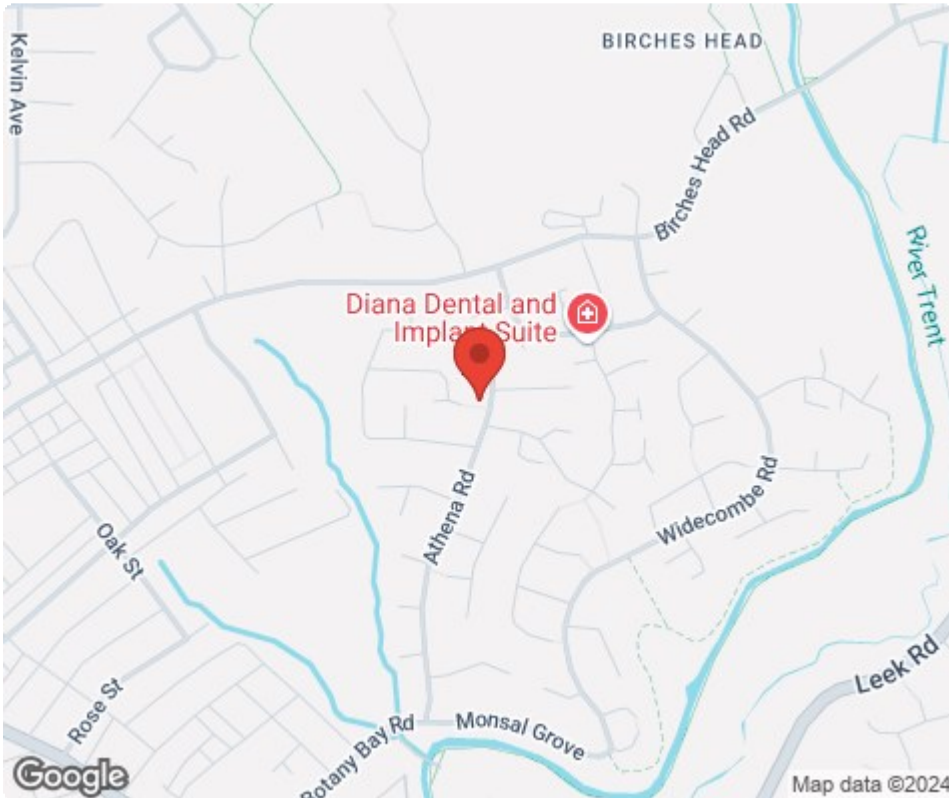


Ground Floor
Approx 54 sq m / 586 sq ft



First Floor
Approx 28 sq m / 298 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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