

FOR SALE



Bradford Terrace, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £100,000



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2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Two spacious double bedrooms
- Two separate reception rooms
- French doors to rear garden
- Modern white suite bathroom
- No onward chain



ENTRANCE HALL 11' 5" x 2' 11" (3.48m x 0.91m)
Entered via a UPVC glazed door.

DINING ROOM 11' 8" x 9' 10" (3.56m x 3.00m) Having fitted wardrobes (previously used as a bedroom), double glazed window to the front elevation, wood effect laminate flooring, radiator.

LOUNGE 13' 1" x 12' 1" (4.00m x 3.70m) Having UPVC French doors opening onto the rear yard, living flame gas fire with feature surround, stairs to first floor with storage under, wood effect laminate flooring, radiator.

KITCHEN 12' 7" x 7' 4" (3.85m x 2.24m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated double oven and hob with extractor, space for appliances, double glazed window to the side elevation.

REAR LOBBY Storage cupboard housing gas combination boiler, UPVC door giving access to the rear yard.

BATHROOM 7' 8" x 6' 10" (2.35m x 2.10m) Modern white three piece suite comprising; hand wash basin set in vanity unit, low level WC and bath with shower over, fully tiled walls and floor, double glazed window to the side elevation, radiator.

BEDROOM Double glazed window to the front elevation, radiator.

BEDROOM 13' 1" x 12' 1" (4.00m x 3.70m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

EXTERNAL Enclosed paved yard to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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