



ESTATE AGENTS

... the key to a successful move



Acton Street, Birches Head, Stoke-On-Trent, ST1 6NX

**Offers in the
region of £99,950**

- * IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- * OPEN PLAN LIVING SPACE * TWO DOUBLE BEDROOMS
- * POPULAR RESIDENTIAL LOCATION
- * GOOD TRANSPORT & COMMUTING ROUTES

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A well maintained and well presented two bedroom terraced property located in Birches Head, close to all the local amenities and road networks.

This spacious Victorian terrace is located in a well established residential street, it has been well maintained by the present owner and would make an ideal property for those seeking their first property or are even a first time investor.

The property benefits from double glazing, gas central heating system run off a combination boiler and several USB sockets throughout the property. To the ground floor is an open plan living space, fitted kitchen and a door leading out to the enclosed yard, an inner hallway provides access to the bathroom, there are two double bedrooms to the first floor.

GROUND FLOOR

OPEN PLAN LOUNGE/DINING SPACE 28'2" x 11'9" (8.6m x 3.6m)

Feature fire surround housing a living flame gas fire, ceiling light points, two radiators, two uPVC double glazed windows providing dual aspect.



FITTED KITCHEN 13'1" x 6'2" (4m x 1.9m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliance, wall mounted combi boiler. Ceiling light points, radiator, laminate wood effect flooring, part wall tiled, uPVC double glazed window, access to loft space, door to inner hallway with storage cupboard with power points, uPVC double glazed door to outside. Door to bathroom.



BATHROOM 6'2" x 5'6" (1.9m x 1.7m)

Fitted with a three piece white bathroom suite, comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, fully wall tiled, ceramic tiled flooring, uPVC double glazed window



FIRST FLOOR

FRONT BEDROOM 11'9" x 11'1" (3.6m x 3.4m)

Ceiling light point, radiator, double glazed window



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REAR BEDROOM 12'9" x 11'9" (3.9m x 3.6m)

Ceiling light point, radiator, storage cupboard, double glazed window



In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

Paved patio area and yard



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services
We believe all are available.


Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Acton Street, Birches Head FLOOR PLAN



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Written quotations of credit terms available on request. A life assurance policy may be required