



# ESTATE AGENTS

*... the key to a successful move*



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

**Offers in the  
region of  
£109,950**

- \* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- \* TWO RECEPTIONS \* TWO DOUBLE BEDROOMS
- \* POPULAR RESIDENTIAL LOCATION
- \* GOOD TRANSPORT & COMMUTING ROUTES

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



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

## 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, it would make an ideal property for those seeking their first property or even a first time investor. The property benefits from double glazing and a gas central heating system run off a combination boiler. To the ground floor is a reception room which is located to the front of the property and a second reception room is at the rear, there is a fitted kitchen and a door leading out to the enclosed yard, a inner hallway provides access to the bathroom, there are two double bedrooms to the first floor.

### GROUND FLOOR

#### FRONT RECEPTION 11'5" x 10'9" (3.5m x 3.3m)

Ceiling light point, radiator, double glazed window, uPVC exterior door.



#### REAR RECEPTION 11'5" x 11'5" (3.5m x 3.5m)

Ceiling light point, radiator, double glazed window, door to kitchen.



#### KITCHEN 11'9" x 5'10" (3.6m x 1.8m)

Fitted with a range of wall and base units with co-ordinating work top, built in electric oven, gas hob and extractor hood, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, radiator, uPVC double glazed window.



#### REAR LOBBY

Ceiling light point, storage cupboard, uPVC exterior door, door to bathroom.

#### BATHROOM 7'6" x 5'6" (2.3m x 1.7m)

Recently fitted with a three suite white bathroom suite, comprises Paneled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point, uPVC panelled walls, heated towel rail, double glazed window



### FIRST FLOOR

#### FRONT BEDROOM 11'5" x 10'9" (3.5m x 3.3m)

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

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## REAR BEDROOM 11'5" x 11'5" (3.5m x 3.5m)

Ceiling light point, radiator, double glazed window.



## OUTSIDE

Rear 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.

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</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	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

44 Acton Street, Birches Head FLOOR PLAN



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YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required