



ESTATE AGENTS

... the key to a successful move



Barthomley Road, Birches Head, Stoke-On-Trent, ST1 6NR

**Offers in the
region of
£110,000**

- * FTB/ FIRST TIME INVESTOR OPPORTUNITY
- * THREE BEDROOM END TERRACE PROPERTY
 - * TWO RECEPTION ROOMS
 - * EXCELLENT TRANSPORT LINKS
- * WITHIN WALKING DISTANCE OF TOWN CENTRE

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Excellent Opportunity for a First Time Buyer or First Time Investor. This is a three bedroom End Terraced House situated in the popular residential district of Birched Head located on the outskirts of Hanley town centre with its diverse range of amenities and excellent transport links locally and further afield via the A500/A50. The accommodation briefly comprises: Entrance hallway, two reception rooms, kitchen, utility and to the first floor three bedrooms and a bathroom, externally is a forecourted frontage, rear yard and garage.

GROUND FLOOR

ENTRANCE HALLWAY

Ceiling light point, radiator, dado rail, laminate wood effect flooring, stairs to first floor, uPVC exterior door

FRONT RECEPTION 15'8" x 10'2" (4.8m x 3.1m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, radiator, wall and ceiling light points, laminate wood effect flooring, uPVC double glazed bay window, uPVC side window



REAR RECEPTION 15'5" x 10'9" (4.7m x 3.3m)

Ceiling light point, radiator, walk in storage cupboard, uPVC double glazed window



KITCHEN 11'9" x 8'6" (3.6m x 2.6m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor hood, sink and drainer with mixer tap, wall mounted gas boiler. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, door to utility



UTILITY 7'2" x 6'6" (2.2m x 2m)

Ceiling light point, sink and drainer with mixer tap, uPVC double glazed window, uPVC exterior door.



FIRST FLOOR

BEDROOM (front) 13'5" x 13'5" (4.1m x 4.1m)

Ceiling light point, radiator, two uPVC double glazed window

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BEDROOM (side) 8'6" x 7'10" (2.6m x 2.4m)
Ceiling light point, radiator, two uPVC double glazed window



BEDROOM (rear) 11'9" x 8'2" (3.6m x 2.5m)
Ceiling light point, radiator, uPVC double glazed window



BATHROOM 8'10" x 7'10" (2.7m x 2.4m)
Fitted with a three piece white bathroom suite comprises panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point,

radiator, part wall tiled, laminate tile effect flooring, uPVC double glazed window



OUTSIDE
forecourted frontage, paved rear yard, Garage at the side.



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

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

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Barthomley Road, Birches Head FLOOR PLAN



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