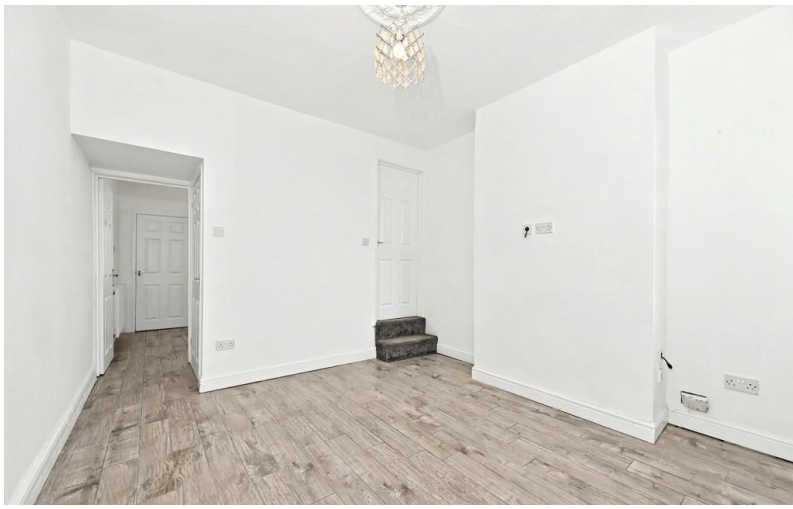
FOR SALE







Turner Street, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Guide Price £60,000

MARTIN&CO



Turner Street, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Guide Price £60,000

- **No onward chain sale**
- **Upstairs Bathroom with bath and shower**
- **Downstairs W.C.**
- **Residential area near city centre**
- **Close to Central Forest Park**



OVERVIEW This two-bedroom end of terrace property in Birches Head, Stoke-on-Trent is offered for sale and provides a practical layout suited to a range of buyers. The ground floor includes two reception rooms, offering separate areas for living and dining or home working, together with a kitchen and a downstairs WC.

Upstairs, there are two bedrooms and a bathroom fitted with both bath and shower, providing flexibility for daily use.

Birches Head is a residential area situated to the north-east of Stoke-on-Trent city centre. Nearby, Central Forest Park offers open green space, walking routes and a lake, while Hanley town centre provides a range of shops, cafés and leisure facilities. Local primary and secondary schools are available within the wider Stoke-on-Trent area, and there are various supermarkets and amenities within a short drive.

Public transport is accessible via nearby bus routes connecting Birches Head with Hanley, Stoke-on-Trent and surrounding districts. The nearest mainline rail services are available from Stoke-on-Trent station, typically around a 10–15 minute drive depending on traffic. From there, direct trains run to destinations such as Manchester, Birmingham and London, with journey times to Manchester of around 45–60 minutes and to Birmingham of around 50–70 minutes.

The property is marketed with no onward chain, which may be of interest to buyers seeking a straightforward purchase.

PORCH 3' 5" x 2' 6" (1.05m x 0.78m)

DINING ROOM 11' 3" x 11' 1" (3.43m x 3.38m) Window



to the front elevation, radiator.

LOUNGE 12' 2" x 11' 1" (3.72m x 3.38m) Window to the rear elevation, stairs to first floor, storage cupboard, radiator.

KITCHEN 12' 1" x 6' 0" (3.70m x 1.83m) Fitted with a range of wall and base units with worktop over, incorporating a sink with drainer, integrated oven and hob with extractor fan over. Window to the side elevation, door providing access to the rear yard and radiator.

UTILITY ROOM 5' 5" x 2' 11" (1.67m x 0.90m) Window to the side elevation, space for appliances.

WC 5' 5" x 3' 9" (1.67m x 1.15m) Window to the side elevation, low level WC, handwash basin, radiator.

LANDING 15' 6" x 2' 6" (4.73m x 0.77m)

BEDROOM ONE 12' 11" x 11' 3" (3.95m x 3.43m) Window to the front elevation, built in shelving and storage, radiator.

BEDROOM TWO 12' 2" x 9' 10" (3.72m x 3.01m) Window to the rear elevation, built in storage cupboard, radiator.

BATHROOM 11' 10" x 5' 10" (3.63m x 1.79m) Four-piece suite comprising low-level WC, wash hand basin with vanity unit, bath with shower over and separate shower cubicle. Heated towel rail and window to the side elevation.

EXTERNAL On street parking and yard to the rear.

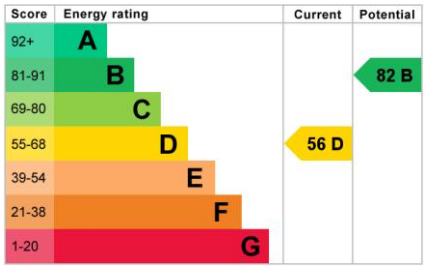
AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.










Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
56 D
82 B







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.