

FOR SALE



Bradford Terrace, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000


MARTIN&CO



Bradford Terrace, Birches Head, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £130,000

- Larger-than-average rear garden
- Close to local amenities
- Near parks and green spaces
- Ideal for first time buyers
- Easy access to City Centre

OVERVIEW This two-bedroom terraced house is for sale in Birches Head, Stoke-on-Trent, and may appeal to first-time buyers and investors. The ground floor offers a single reception space arranged as an open-plan lounge/diner, providing a combined living and dining area. There is one kitchen and one bathroom, along with a garden to the rear described as larger than average, offering outdoor space for relaxation, play or gardening.

The property is located within reach of local amenities in Birches Head and nearby neighbourhoods, including everyday shopping and services found in and around Hanley and Stoke town centres. There are several schools in the wider area of Birches Head and Stoke-on-Trent, providing options for primary and secondary education.

Green spaces such as Central Forest Park are accessible by a short drive or bus journey, offering walking routes, play areas and recreational facilities. The location also places you within reach of the wider amenities of Stoke-on-Trent, including shops, cafés and leisure venues.



Public transport links are available via local bus routes connecting Birches Head with Hanley, Stoke-on-Trent city centre and surrounding districts. The nearest mainline rail services are from Stoke-on-Trent station, which provides routes to destinations such as Manchester, Birmingham and London, with journey times to Manchester typically around 45–60 minutes and to Birmingham around 50–70 minutes, depending on service selected. Road connections via the A50 and A500 give access to the wider Staffordshire area and the M6 for longer-distance travel.



ENTRANCE HALL 9' 0" x 3' 0" (2.75m x 0.93m)
Entered via a composite front door, giving access to the lounge/diner.

LOUNGE/DINER 27' 4" x 13' 5" (8.34m x 4.09m)
Windows to the front and rear elevation, stairs to first floor, two fireplaces, with hearths, two radiators.

KITCHEN 12' 2" x 7' 4" (3.73m x 2.25m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, double glazed window to the side elevation.

REAR PORCH 4' 2" x 2' 11" (1.29m x 0.90m) Access to rear garden and bathroom, storage cupboard.

the front elevation, radiator.

BATHROOM 7' 1" x 6' 8" (2.17m x 2.04m) White three-piece suite comprising; hand wash basin, low level WC and bath with shower over, two windows to the side elevation.

BEDROOM 15' 5" x 11' 3" (4.70m x 3.45m) Window to

BEDROOM 15' 5" x 12' 1" (4.70m x 3.70m) Window to the rear elevation, storage cupboard, radiator.

EXTERNAL Bigger than average garden to the rear of the property. With a slabbed area and a lawn.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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