



## 46 Acton Street

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

Talking about getting on the property ladder or buying that first investment property? Stop all the talking and ACT on it. I have the perfect property for you on ACTon Street, a traditional mid terraced property with two reception rooms, fitted kitchen, bathroom and two double bedrooms. To the rear you will find an enclosed rear courtyard. Located in the popular and convenient area of Birches Head, close to local amenities, schooling and commuter links to the main town centre. Its time to ACT quick and bag this one for yourself.

**Offers in excess of £94,950**

# 46 Acton Street

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



- SPACIOUS MID TERRACED PROPERTY
- GROUND FLOOR BATHROOM
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- POPULAR AREA

- FITTED KITCHEN
- REAR COURTYARD

## GROUND FLOOR

### Lounge

11'6" x 10'10" (3.52 x 3.31)

The property has a double glazed entrance door to the front aspect, coupled with a double glazed window. Television point and radiator.

### Dining Room

11'6" x 10'10" (3.52 x 3.31)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard and stairs lead to the first. Radiator.

### Kitchen

8'11" x 5'9" (2.74 x 1.77)

A double glazed window overlooks the side aspect

coupled with a double glazed door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer.

Integrated electric oven and gas hob with cooker hood above. Space and plumbing for washing machine. Radiator.

### Bathroom

5'8" x 5'4" (1.74 x 1.65)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ladder style towel radiator.

## FIRST FLOOR

### Bedroom One

11'6" x 11'1" (3.53 x 3.40)

A double glazed window overlooks the front aspect. Radiator.

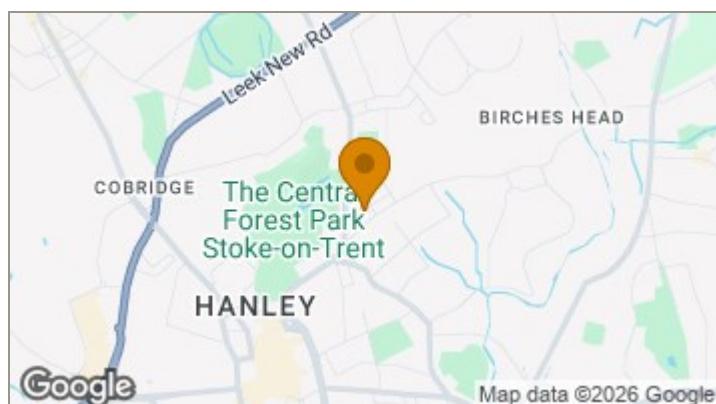
### Bedroom Two

11'5" x 10'9" (3.48 x 3.30)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator.

## EXTERIOR

To the rear there is paved courtyard and access gate.





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	