

STEPHENSON BROWNE

Athena Road, Birches Head, Stoke-On-Trent

ST1 6RT

2 1 2

Offers Over £195,000

DESCRIPTION

Offered to the market with no onward chain, this beautifully maintained detached bungalow occupies a substantial corner plot in the popular residential area of Birches Head. The property enjoys a convenient location close to local shops, schools, bus routes and everyday amenities, whilst being just a short drive from Hanley City Centre, Central Forest Park and Stoke-on-Trent railway station, providing excellent commuter links.

This spacious single-storey home offers generous accommodation throughout and is ideal for those looking to downsize without compromising on space.

Accessed via a pedestrian gate and pathway leading to the side entrance, the accommodation opens into a welcoming entrance hall. The well-appointed kitchen offers an excellent range of fitted cupboards and work surfaces, complete with an integrated fridge freezer and a convenient breakfast bar seating area.

To the front of the property, the bright and spacious living room enjoys a large bay window overlooking the front garden, creating a light and inviting space to relax. The principal bedroom is generously sized and benefits from fitted wardrobes, while the second bedroom, currently utilised as a dining room, features sliding patio doors leading into the conservatory.

The conservatory provides an additional reception space with pleasant views over the rear garden and direct access onto the generous paved patio, making it the perfect place to relax or entertain. Completing the accommodation is a well-presented family bathroom.

Externally, the property occupies an impressive corner plot with beautifully maintained, low-maintenance gardens incorporating lawned areas, a substantial paved patio and attractive flower borders. A













detached garage is accessed via double gates and is complemented by off-road parking for one vehicle in front.
Offered with no onward chain, this delightful detached bungalow presents a fantastic opportunity to purchase a move-in ready home on a generous plot.













ROOM DESCRIPTIONS

Ground Floor

Kitchen
8'3" x 12'7"

Living Room
11'5" x 16'4"

Bedroom One
12'8" x 9'6"

Dining Room/Bedroom Two
9'8" x 7'8"

Bathroom
5'5" x 6'5"

Conservatory
11'5" x 9'7"

Detached Garage
17'2" x 8'11"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





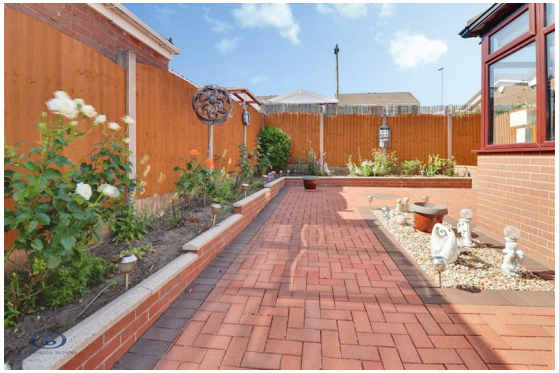












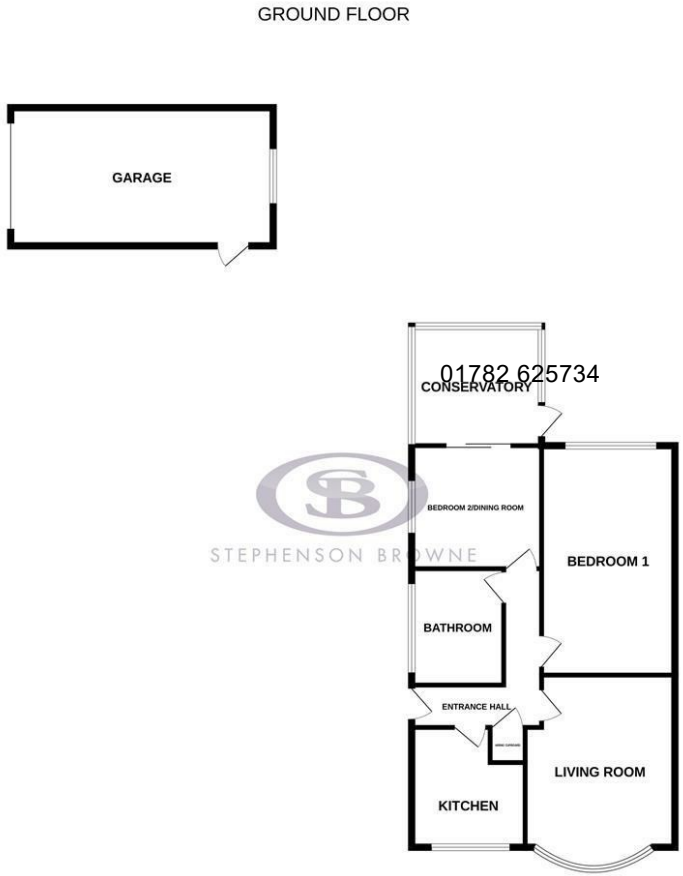








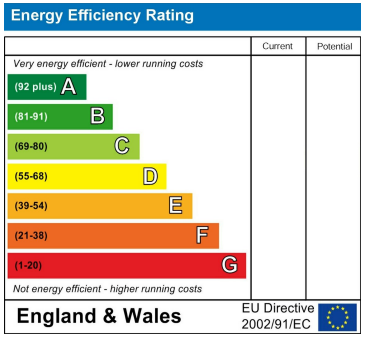
Floorplans

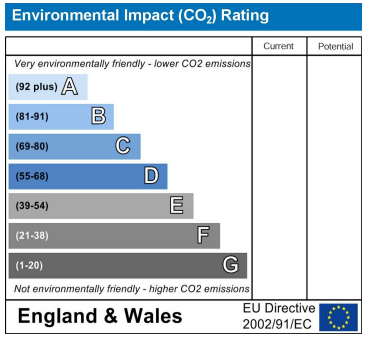


Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64