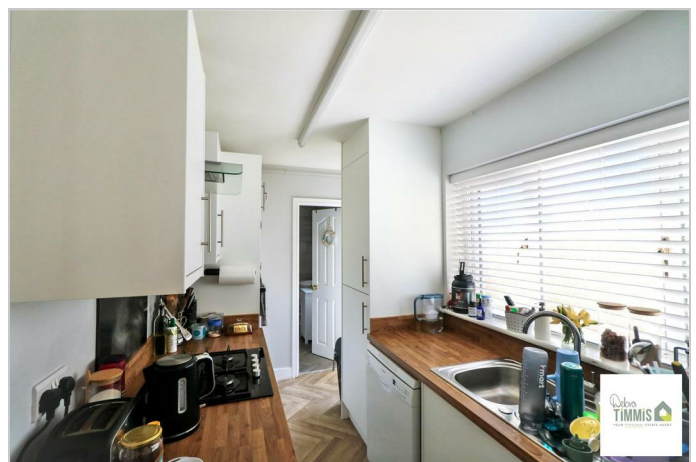
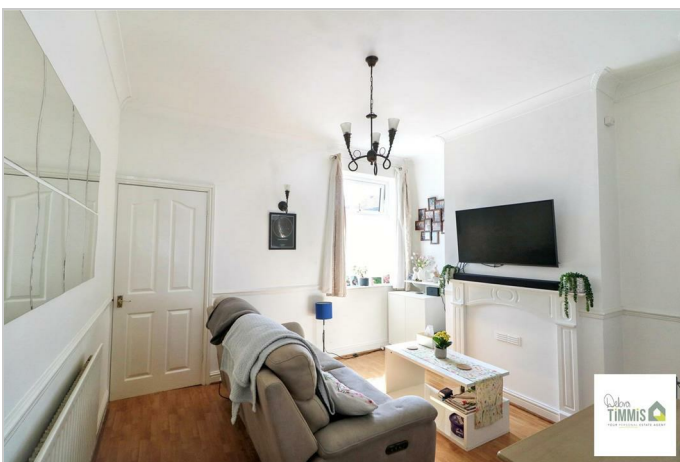


Turner Street Birches Head Stoke-On-Trent ST1 2NF



Offers In Excess Of £100,000

Turner Street, Birches Head, Stoke-On-Trent, ST1 2NF

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
A deceptively spacious house, an ideal investment for you -
With TWO BEDROOMS, lounge and sitting room too -
There's a low maintenance rear yard and street parking to the front -
All in a popular location, perfect if you're on a property hunt -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Located in Turner Street in the popular area of Birches Head, this well-presented mid-terrace property offers an excellent opportunity for first-time buyers or those seeking a rental investment. The home features two inviting reception rooms, providing ample space for relaxation and entertaining.

The property boasts two comfortable bedrooms, perfect for a small family or as guest accommodation. The modern fitted kitchen is designed for convenience, while the contemporary bathroom adds a touch of luxury to daily routines. With double glazing and central heating throughout, you can enjoy a warm and energy-efficient living environment.

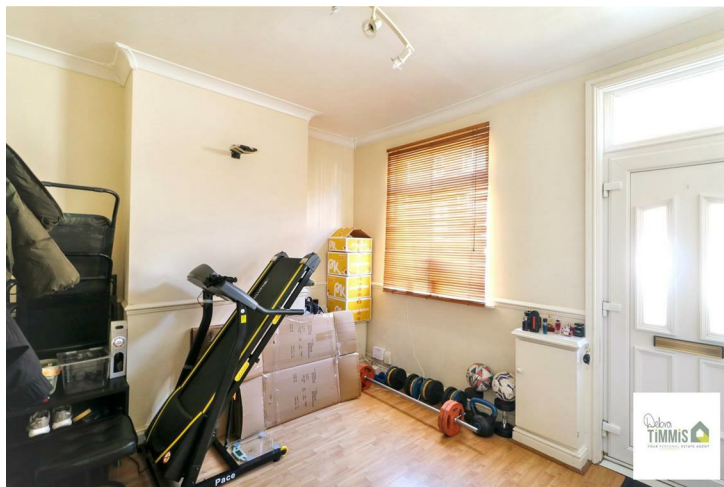
The rear yard presents a delightful outdoor space, ideal for enjoying the fresh air. Located within easy reach of local schools and amenities, this property is perfectly positioned for both convenience and community living.

An early internal inspection is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss the chance to make this property your own in a sought-after location.

Sitting Room

11'9" into alcove x 10'10" (3.60 into alcove x 3.31)

Double glazed window and Upvc door to the front aspect. Wood effect laminate flooring. Radiator, Coving to ceiling.



Lounge

11'10" into alcove x 11'9" (3.61 into alcove x 3.60)

Double glazed window to the rear aspect. Feature surround. Coving to ceiling. Radiator. Wood effect laminate flooring. Stairs off to the first floor. Useful storage cupboard.



Kitchen

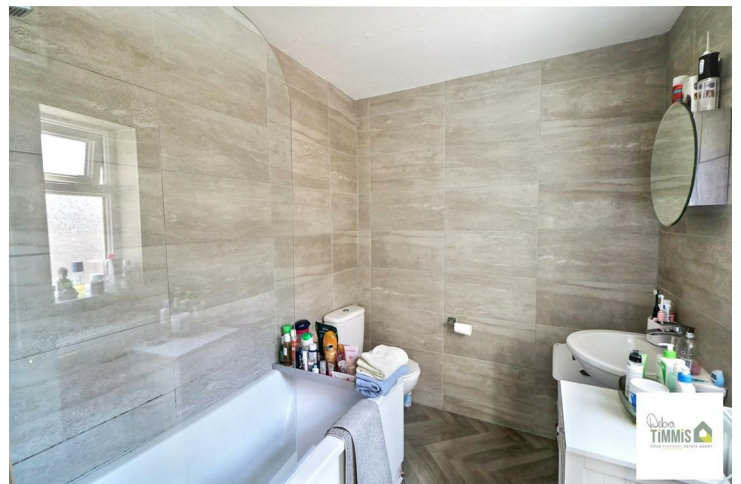
11'8" x 6'2" (3.57 x 1.90)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob with extractor hood above. Built-in oven and microwave. Integrated fridge/freezer. Cupboard housing gas central heating boiler. Space for washing machine. Stainless steel sink, single drainer and mixer tap. Radiator. Double glazed window to the side aspect and Upvc door.

Bathroom

7'8" x 6'3" (2.36 x 1.93)

Modern white suite comprises, panelled bath with mains shower over, pedestal wash hand basin and low level WC. Tiled walls. Radiator. Double glazed window to the side aspect.



First Floor

Bedroom One

13'6" into alcove x 11'9" (4.14 into alcove x 3.59)

Double glazed window to the rear aspect. Radiator. Useful store cupboard.



Externally

Enclosed rear yard. Shared entry.

AGENTS NOTES

Please note within 20 meters of the, boundary of the property there is 1 mine entry.

We have a positive interpretative report.

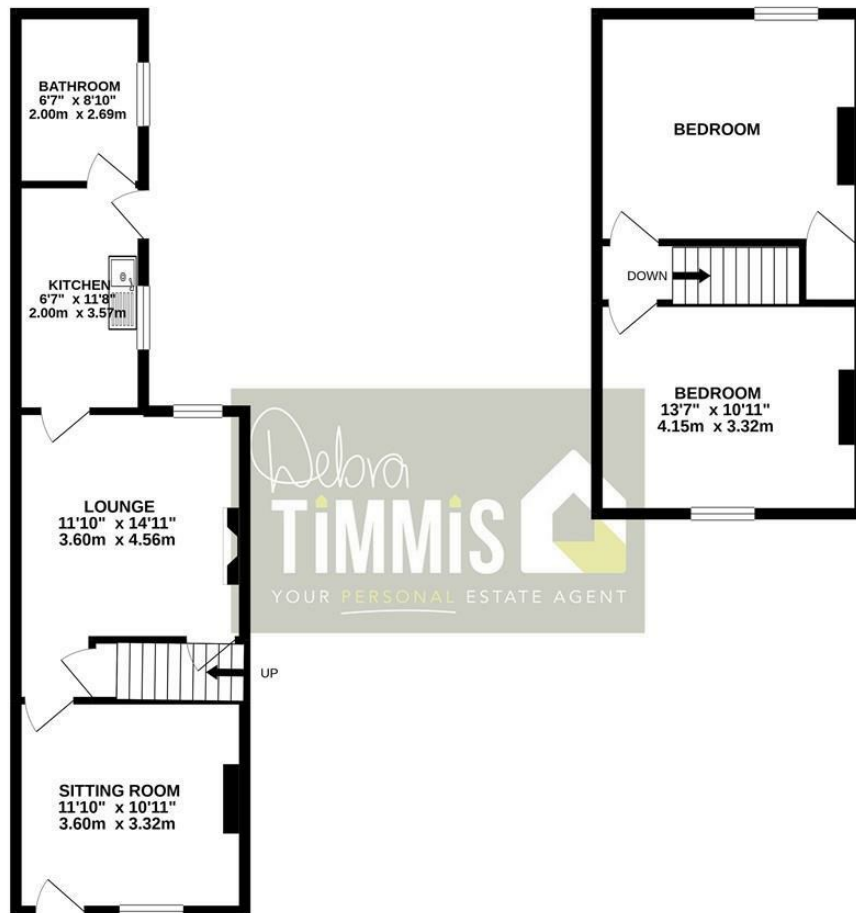
Any interested parties can contact our office.

Bedroom Two

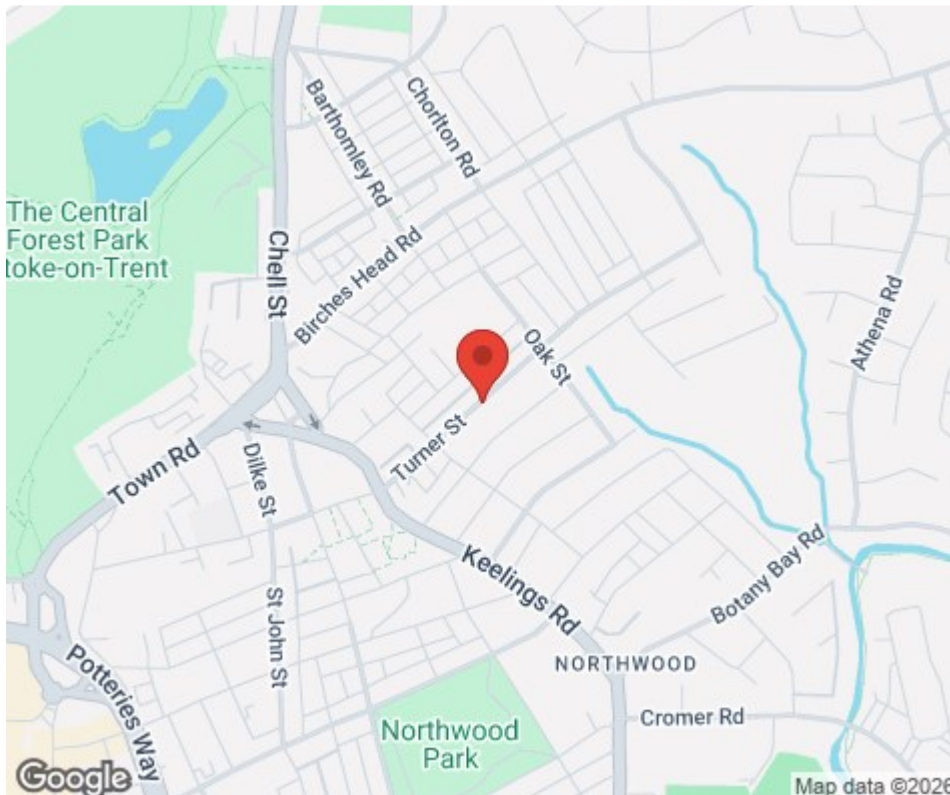
13'7" x 10'11" (4.16 x 3.35)

Double glazed window to the front aspect. Radiator.





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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Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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