

Acton Street Birches Head Stoke-On-Trent ST1 6NU



Offers In The Region Of £95,000

Acton Street, Birches Head, Stoke-On-Trent, ST1 6NU

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, sitting room, kitchen and bathroom too -
There's a rear yard that will make you cheer -
All in a perfect location with all amenities so near -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Located on Acton Street in the popular area of Birches Head, this mid-terrace property offers a perfect blend of comfort and convenience. Ideally situated within easy reach of local amenities and schools, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-appointed, providing ample space for culinary pursuits. A convenient lobby and a ground floor bathroom complete the lower level, ensuring practicality for everyday living.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the seasons.

Outside, the rear yard provides a private outdoor space, ideal for enjoying a morning coffee or hosting summer gatherings. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this charming home to fully appreciate its potential and the lifestyle it offers.

Entrance Hall

Radiator. Useful storage cupboard.

Sitting Room

11'3" x 9'6" into alcove (3.44 x 2.91 into alcove)

Double glazed window to the front aspect. Feature surround. Radiator.



Lounge

13'1" into alcove x 12'2" (3.99 into alcove x 3.72)

Double glazed window to the rear aspect. Feature surround. Radiator. Access to the stairs to the first floor.

Kitchen

10'5" x 8'0" (3.20 x 2.46)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Extractor fan. Stainless steel sink with single drainer and mixer tap. Space for appliances. Double glazed window to the side aspect. Tiled floor.

Lobby

Cupboard housing gas central heating boiler. Side door with access into the rear yard.

Bathroom

7'4" x 6'2" (2.24 x 1.89)

Suite comprises, panel bath with shower attachment, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window. Tiled floor.



First Floor

Bedroom One

11'3" x 10'8" to robe (3.43 x 3.26 to robe)

Two double glazed windows to the front aspect. Radiator. Built-in wardrobes.



Bedroom Two

13'1" into alcove x 12'2" (4.00 into alcove x 3.72)

Double glazed window. Radiator.



Outside

Enclosed rear yard with pedestrian access.

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.



Approx Gross Internal Area
80 sq m / 857 sq ft

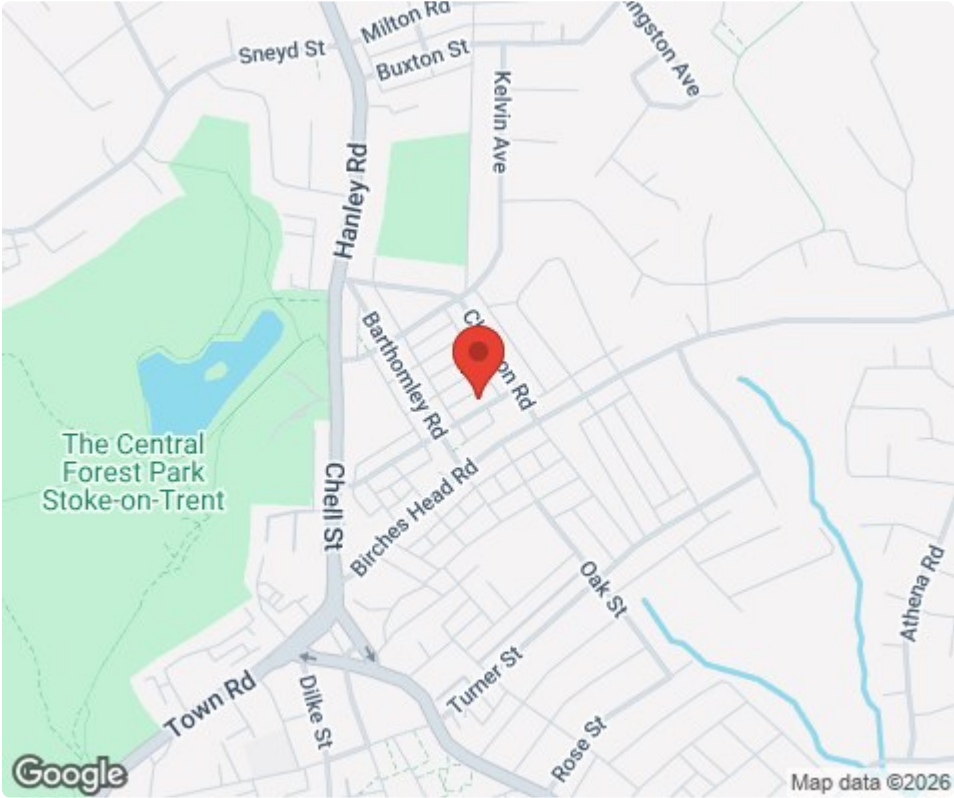


Ground Floor
Approx 47 sq m / 501 sq ft

First Floor
Approx 33 sq m / 356 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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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