



8 Fairfax Street, Stoke-On-Trent, ST1 6NZ

Asking price £110,000

"Home is where memories are made."

A well-presented two-bedroom terraced property situated in the popular Birches Head area of Stoke-on-Trent. Recently refreshed throughout with new carpets, decoration, a newly fitted kitchen and modern family bathroom. Offering two reception rooms, two double bedrooms and useful storage, this property is ideal for first-time buyers, couples or investors. Conveniently located for local amenities, Hanley city centre and excellent transport links.

Denise White Estate Agent Comments

A freshly updated and well-presented two-bedroom terraced property, offering deceptively spacious accommodation throughout and ideally suited to first-time buyers, couples or investors.

Situated on Fairfax Street in the established residential area of Birches Head, Stoke-on-Trent, this attractive mid-terraced property has been refreshed throughout, including newly fitted carpets, fresh decoration and a newly installed kitchen and bathroom, providing a clean and ready-to-move-into home.

The property is approached via an entrance hallway which provides access to the principal ground floor accommodation and stairs rising to the first floor. The hallway leads into the dining room, a well-proportioned reception space featuring a window overlooking the front aspect and a pleasant amount of natural light. The room has been freshly decorated and newly carpeted, creating a bright and neutral space that could comfortably accommodate a dining table and chairs or alternatively be utilised as an additional sitting or home-working area.

To the rear of the ground floor is the spacious lounge, which provides an excellent second reception room and is particularly generous for this style of property. A large window allows plenty of natural light into the room, while useful under-stairs storage provides a practical solution for coats, shoes and household belongings. The lounge also provides access to the staircase leading to the first floor.

The kitchen is positioned to the rear and has been newly fitted with a range of contemporary wall and base units, creating a smart and functional workspace. The kitchen is offered without appliances, allowing the incoming purchaser to select and install appliances to their own requirements.

Beyond the kitchen is a useful rear porch/utility area, providing additional practical space with two

separate storage areas. This versatile area could accommodate appliances such as a washing machine or fridge/freezer, while also offering useful pantry and general storage space.

To the first floor are two well-proportioned double bedrooms, both offering versatile accommodation. The principal bedroom overlooks the front of the property and benefits from additional over-stairs storage, while the second bedroom is also a comfortable double bedroom and could equally lend itself to use as a guest room, home office or dressing room if required.

Completing the internal accommodation is a newly fitted family bathroom, providing a modern and practical suite and continuing the fresh, updated feel found throughout the remainder of the property.

Externally, the property benefits from an enclosed rear courtyard, providing a low-maintenance outdoor area.

Location

The property is situated within Birches Head, an established residential area to the north of Stoke-on-Trent, with convenient access towards Hanley city centre and the wider Stoke-on-Trent area. Local everyday amenities, schools and public transport links are readily accessible, while the nearby Caldon Canal and associated towpaths provide an appealing option for walking and outdoor recreation. Birches Head Academy is also located within the local area, alongside a number of primary schools.

Entrance Hallway

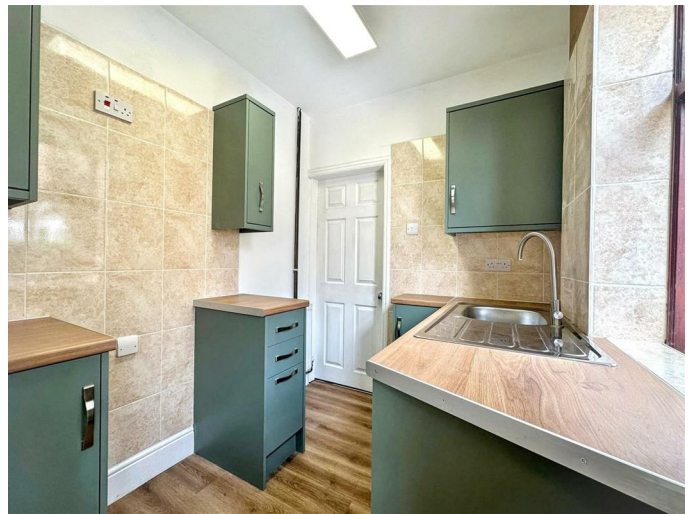
Dining Room

11'10" x 9'1" (3.63 x 2.79)



Kitchen

6'9" x 6'4" (2.07 x 1.94)



Lounge

12'7" x 12'0" (3.85 x 3.66)



Utility / Rear porch

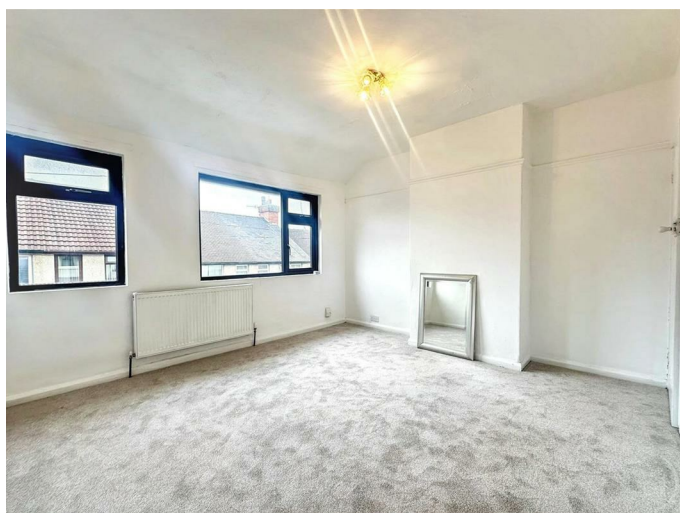
6'7" x 5'11" (2.01 x 1.82)



First Floor Landing

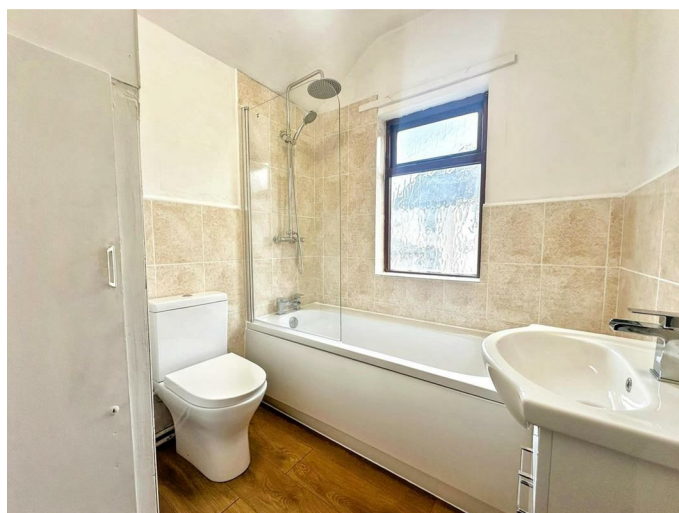
Bedroom One

12'7" x 11'10" (3.84 x 3.63)



Bathroom

6'11" x 6'4" (2.11 x 1.94)



Bedroom Two

12'0" x 9'6" (3.66 x 2.90)



Outside



Externally, the property benefits from an enclosed rear courtyard, providing a low-maintenance outdoor area.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band A

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new

developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White

Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

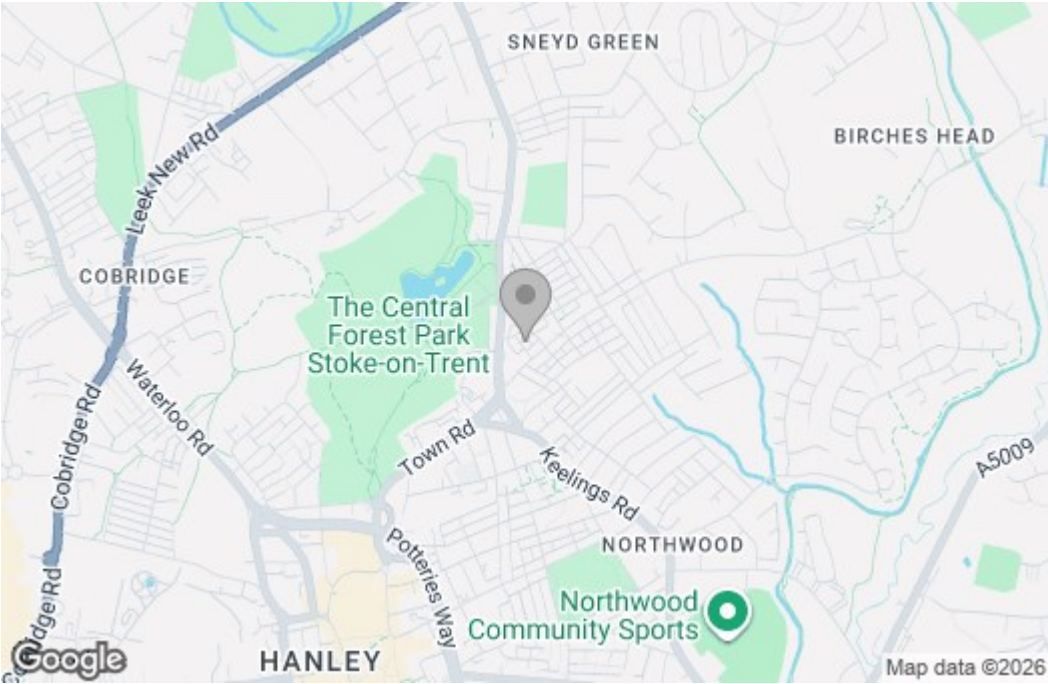
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

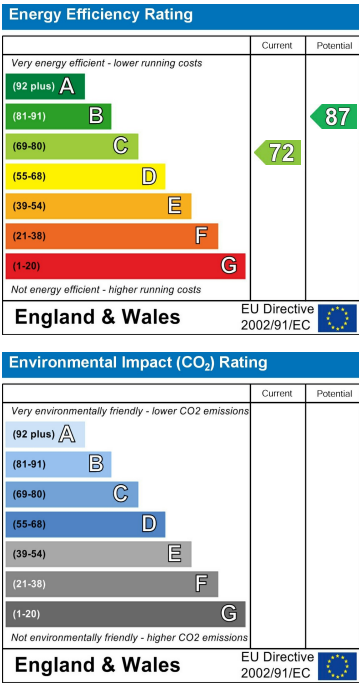
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.