dunn&rate ESTATE AGENTS









15 Northam Road

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

Take the right road to your next home on Northam Road! This modern and beautifully presented three-bedroom semi-detached property offers stylish, comfortable living throughout. Featuring a contemporary fitted kitchen, modern bathroom and three well-proportioned bedrooms, the property is clean, bright and ready to move straight into. Outside, you'll find an enclosed rear garden, perfect for relaxing or entertaining, along with a driveway to the front providing convenient off-road parking. Situated in a convenient location, the property is close to a range of local amenities, making it an ideal choice for families, first-time buyers or those looking for a modern home in a well-connected area.

£205,000

15 Northam Road

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

3 1 1 E

- THREE SPACIOUS BEDROOMS
- CLOSE TO AMENITIES
- PATIO DOORS TO THE REAR GARDEN
- GARAGE
- OFF STREET PARKING
- MODERN THROUGHOUT
- UTILITY
- ENCLOSED GARDEN
- KITCHEN / DINER
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

UPVC door to the front. Stairs leading to the First Floor. Radiator. Laminate flooring.

Lounge

13'7" x 12'0" (4.15 x 3.66)
Double Glazed Bay window overlooking the front aspect. Electric fireplace. Radiator. Laminate flooring.

Kitchen

15'3" x 13'7" (4.65 x 4.15)
Fitted kitchen consisting of wall and base units housing electric oven, extractor fan and induction hob. Work surfaces. Walls partly tiled. Integrated washing machine and fridge / freezer. Asterite Sink /drainer. Work surfaces. Double Glazed windows overlooking the side and rear aspect. UPVC patio door leading to the rear garden. Radiator. Laminate flooring. Ceiling spotlights.

Utility

8'8" x 3'7" (2.65 x 1.10)
Double glazed windows overlooking the side aspect. Laminate flooring. Space for tumble dryer. Ceiling spotlights.

FIRST FLOOR

Landing

8'10" x 6'5" (2.70 x 1.96)
Stairs leading from Ground Floor. Double glazed window overlooking the side aspect. Loft access. Loft is boarded with a ladder and light.

Bedroom One

11'10" x 10'8" (3.61 x 3.27)
Double glazed bay window overlooking the front aspect. Fitted wardrobes. Radiator. Door leading to dressing room and storage housing with UPVC window overlooking the front aspect. Storage housing wall mounted combi boiler.

Bedroom Two

9'1" x 7'3" (2.79 x 2.22)
Double glazed window overlooking the rear aspect. Radiator.

Bedroom Three

8'11" x 6'5" (2.73 x 1.97)
Double glazed window overlooking the rear aspect. Radiator.

Bathroom

7'11" x 6'8" (2.42 x 2.05)
Fitted bathroom suite consisting of a shower cubicle and vanity unit housing WHB and LLWC. Vertical radiator. Extractor fan. Ceiling spotlights. Waterfall shower.

EXTERIOR

To the front there is a paved driveway leading to double gates that lead through to the garden.
To the rear, the garden is fully enclosed with a paved patio seating area, plant borders, mature shrubs and an area of artificial grass.
The garage sits at the top end of the garden.

Garage

14'10" x 8'0" (4.53 x 2.44)
Up and over door. Window overlooking the side aspect. Door to the side leading to the garden.











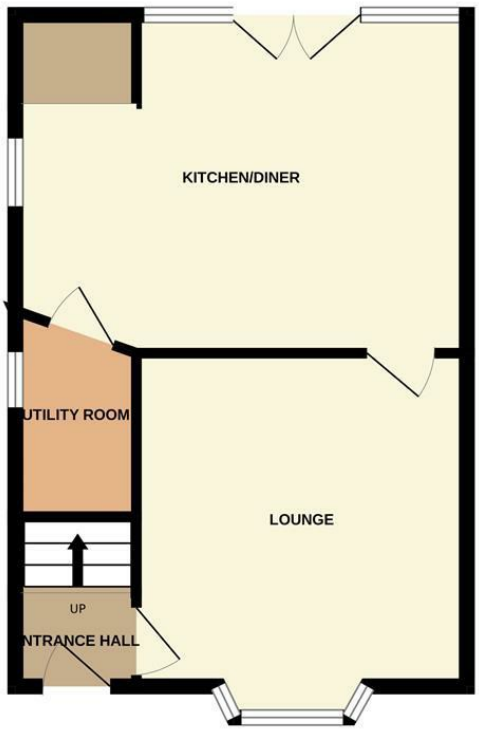




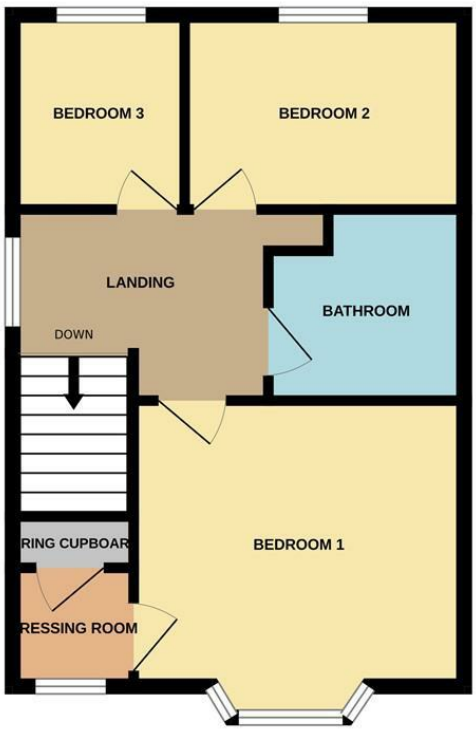


Floor Plan

GROUND FLOOR

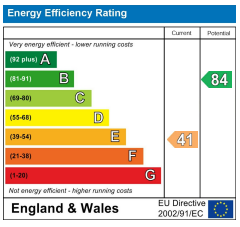


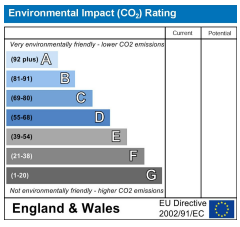
1ST FLOOR



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.
Made with Metropix ©2026

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.





112a Baddeley Green Lane, Baddeley Green, Stoke On Trent, Staffordshire, ST2 7HA
Tel: 01782 789369 **Email:** office@dunnandrate.co.uk **www.dunnandrate.co.uk**