



**Boulton Street**  
**Birches Head, ST1 2NH**

- COMPLETELY RENOVATED
  - A TERRACED HOME
  - NO CHAIN, BEAUTIFUL SPEC
  - IDEAL LOCATION & CITY VIEWS TO REAR
  - TWO BEDROOMS, TWO RECEPTION ROOMS
  - MODERN KITCHEN & BATHROOM
  - USEFUL CELLAR
  - UPVC D/GLAZING & GAS C/HEATING
- £135,000**





## Property Description

### INTRO

A GORGEOUS TURN-KEY PROPERTY! Don't miss out on this opportunity, to grab a beautifully newly modernised terraced home in an ideal tucked away street of Birches Head, with open city views to the rear! With NO CHAIN - This TWO BEDROOM, TWO RECEPTION ROOM house, has a modernised kitchen and bathroom, and has the bonus of a useful cellar room below. All new internal doors, all new radiators throughout, from a gas combi boiler. Freshly replastered, with new decor and new flooring throughout. A rear paved yard. Amenities and the ever popular Forest Park are round the corner. We expect this property to be most popular, do not sit around to contact us as we are sure this will be snapped up fast!

### DIRECTIONS

Please use postcode ST1 2NH for Sat Nav/ Google Maps. The property can be found as identified by our For Sale sign.



## ACCOMMODATION

### DINING ROOM

12' 3" x 11' 1" (3.73m x 3.38m)

Front UPVC entrance door. Coir matting to the door area. Window to the front. Radiator. Coving to the ceiling. Electric meter and consumer unit. Door to:

### LOUNGE

12' 4" x 11' 10" (3.76m x 3.61m)

Window to the rear, radiator. Door to staircase to the first floor. Door to:



### CELLAR

11' 10" x 10' 4" (3.61m x 3.15m)

A useful extra space with nice potential. Radiator.

### KITCHEN

10' 10" x 6' 7" (3.3m x 2.01m)

A beautifully modernised newly fitted kitchen, having base and wall mounted cupboard units, worksurfaces with splash back tiling. Single drainer sink unit. Space for a tall standing fridge freezer. Space and plumbing for a washing machine. Window to the side. Anthracite radiator. Laminate flooring. Spotlights to the ceiling. Electric oven/grill with induction hob and fitted extractor over Door to:



### HALL

Storage cupboard also housing I-mini C24 gas combi boiler. UPVC side/ rear access door to outer hall area with two UPVC doors.

### BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

A superbly fitted new suite with panelled bath and mains pressured shower over with shower screen. Low level W.C and wash hand basin with vanity cupboard. Mirror. Anthracite radiator. Tiled walls. Dome light fitting.



### FIRST FLOOR LANDING

### BEDROOM ONE

12' 4" x 11' 11" (3.76m x 3.63m)

Window to the rear, with fantastic open views. Radiator.

### BEDROOM TWO

12' 4" x 11' 2" (3.76m x 3.4m)

Window to the front, radiator.



## EXTERNALLY

### REAR GARDEN

A paved patio rear garden area, with steps down to a further section below. Enclosed with wall and gated access to rear alley.

### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



### LOCAL AUTHORITY

Stoke on Trent City Council.

### COUNCIL TAX BAND A

### EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements