



33 Campbell Terrace

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

Find a penny pick it up, all day long you will have good luck! Well, here is my gift to you the shiniest penny of them all, a well presented terraced on Campbell Terrace. The accommodation on offer comprises of a lounge, dining room, fitted kitchen, bathroom suite and two double bedrooms, one with a W/C. Externally the property benefits from a fully enclosed rear courtyard. Sold with no upward chain, close to schooling and amenities why not take this penny for your thoughts and don't delay to long, book your viewing today!

Offers in excess of £105,000

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- WELL PRESENTED TERRACED PROPERTY!
- GROUND FLOOR WET ROOM
- ENCLOSED REAR COURTYARD
- DINING ROOM AND LOUNGE
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- W/C TO ONE OF THE BEDROOMS
- POPULAR LOCATION, CLOSE TO SCHOOLING, CITY CENTRE, BUS LINKS

GROUND FLOOR

Entrance Porch

3'9" x 2'4" (1.15 x 0.72)

Double doors to the front aspect.

Entrance Hall

11'0" x 2'9" (3.36 x 0.84)

Door to the front aspect.
Radiator.

Dining Room

13'3" x 8'2" (4.06 x 2.51)

Bay window to the front aspect.
Radiator.

Lounge

12'0" x 11'4" (3.67 x 3.46)

UPVC window to the rear aspect. Radiator.

Kitchen

11'9" x 5'11" (3.60 x 1.82)

UPVC window to the side aspect. Fitted with a range of wall and base storage units with

inset stainless steel sink and side drainer. Coordinating work surface areas with partly tiled walls. Space for cooker. Plumbing for a washing machine and space for a fridge/freezer. Radiator and wall mounted boiler. Radiator.

Bathroom

6'8" x 5'11" (2.05 x 1.82)

UPVC window to the side aspect. Fitted with a suite comprising walk in shower, wash hand basin, low level W/C. Fully tiled walls. Radiator.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

12'3" x 11'4" (3.74 x 3.46)

UPVC window to the rear aspect. Radiator. Door to W/C.

W/C

2'10" x 2'7" (0.87 x 0.80)

Fitted with a suite comprising wash hand basin and low level W/C. Partly tiled walls.

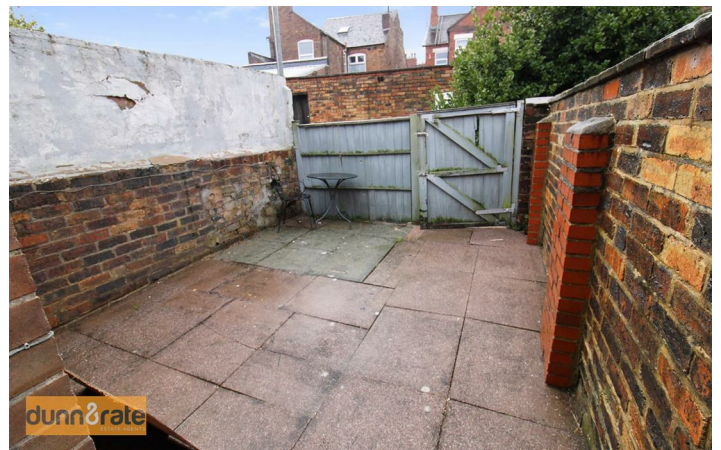
Bedroom Two

11'3" x 11'1" (3.45 x 3.40)

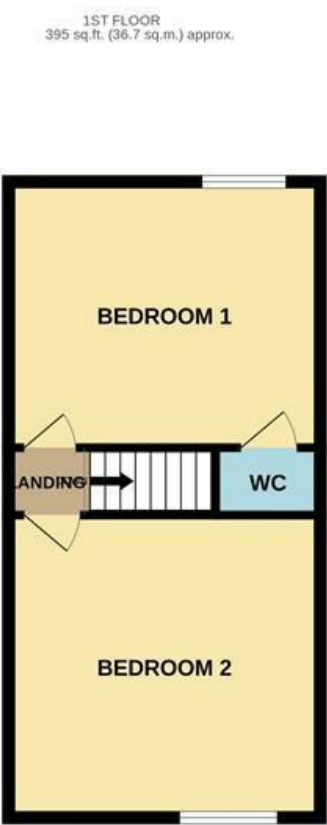
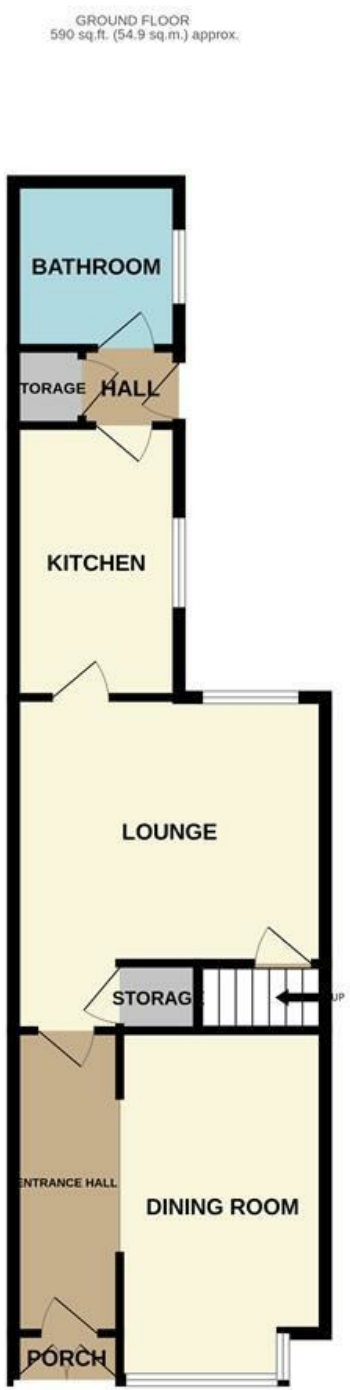
UPVC window to the front aspect. Radiator.

EXTERIOR

To the rear there is a paved patio. Gate to rear access.



Floor Plan



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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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