



45 Barthomley Road

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

Don't worry about a thing, because every little thing is going to be alright! This has been made simple for you, the easiest of transactions, a stunning fore courted terraced property in the popular area of Birches Head has become available with no upward chain! Beautiful maintained throughout by its current owners the accommodation comprises a lounge with bay window and original feature fireplace, dining room, modern fitted kitchen, ground floor shower room and two double bedrooms. Externally the property benefits from a fully enclosed paved rear garden with raised decked seating area. Located in Birches Head, close to local amenities, schooling and excellent commuter links to the main town centre. Take the worry out of house searching, I have done it for you! Call today to book a viewing to avoid disappointment.

£99,950

45 Barthomley Road

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



- TERRACED PROPERTY
- BATHROOM SUITE TO GROUND FLOOR
- NO UPWARD CHAIN
- TWO LARGE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION CLOSE TO SCHOOL
- FITTED KITCHEN
- FULLY ENCLOSED REAR COURTYARD
- VIEWING IS A MUST!

GROUND FLOOR

Lounge

13'11" x 11'3" (4.25 x 3.45)

A UPVC door to the front aspect and double glazed window to the front aspect. Gas fireplace, radiator and television point. Laminate flooring.

Dining Room

15'5" x 11'3" (4.72 x 3.45)

Double glazed patio doors to the rear aspect. Gas fireplace and radiator. Door to under stair storage cupboard and laminate flooring.

Kitchen

7'11" x 6'5" (2.43 x 1.97)

A double glazed window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above.

Microwave and freezer. Space for a fridge. Cupboard housing combi boiler and tiled flooring. aspect. Radiator and laminate flooring. Fireplace

Rear Entrance Hall

6'11" x 2'8" (2.11 x 0.83)

A UPVC door to the side aspect. Plumbing for a washing machine and tiled flooring.

FIRST FLOOR

Landing

Stairs from the ground floor, ceiling spotlights.

Bedroom One

12'4" x 11'3" (3.77 x 3.44)

A double glazed window to the rear aspect. Radiator and laminate flooring. Door to storage cupboard housing loft hatch access. Fireplace.

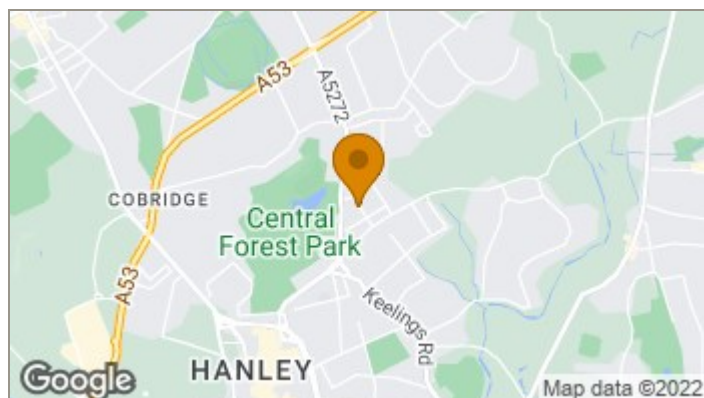
Bedroom Two

11'4" x 11'4" (3.47 x 3.46)

A double glazed window to the front

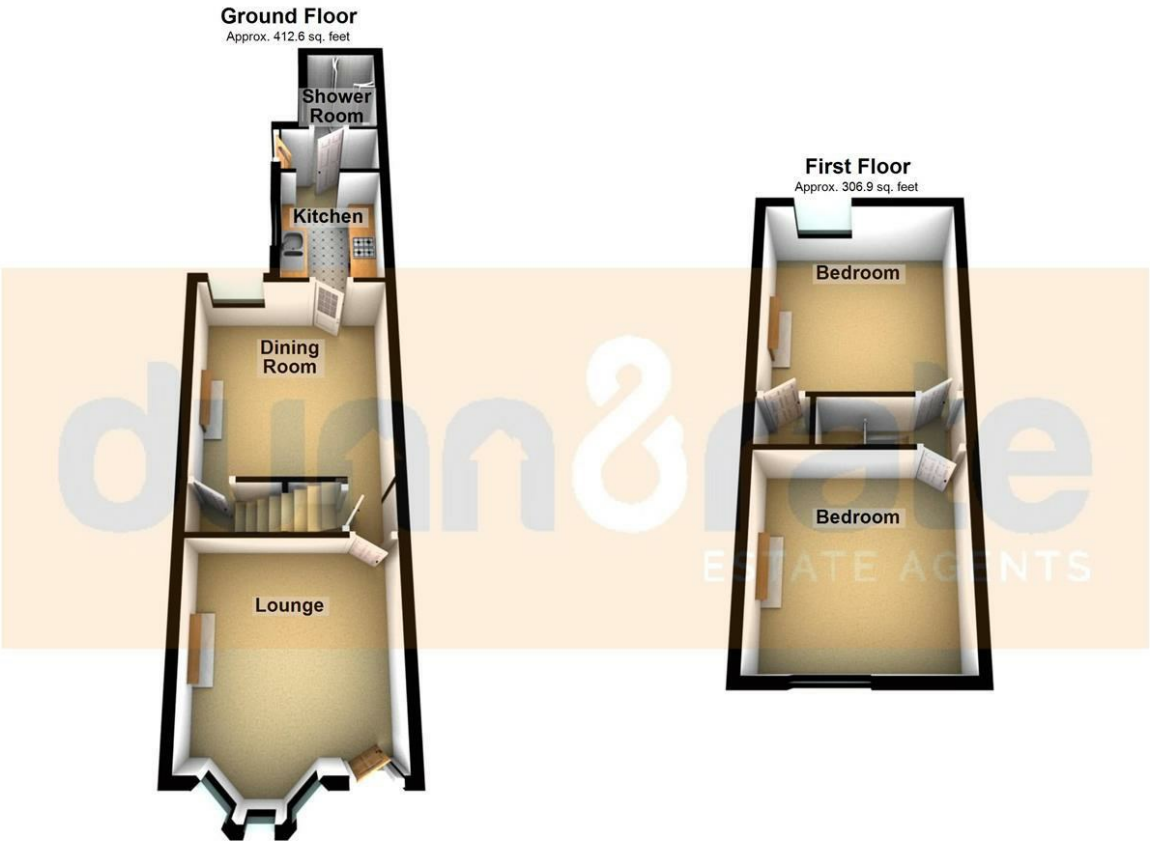
EXTERIOR

The front of the property has a small tiled and slated area with gated access. The rear offers a fully enclosed rear paved courtyard with decked area, can be accessed via a gate.





Floor Plan



Total area: approx. 719.4 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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.

