



13 Bridge Street

Brindley Ford, Stoke-On-Trent, ST8 7QB

Its time for me to BRIDGE that gap in you finding that home to get you on the property ladder or to extend that ever growing investment portfolio. I offer you BRIDGE Street, the ideal property to get you where you want to be. Located in the popular area of Brindley Ford and sold with no upward chain its crying out for a new owner. The accommodation on offer comprises a large lounge, open plan dining/kitchen, two bedrooms and upstairs shower room. Externally the property is fore courted to the front and has an enclosed rear courtyard laid with artificial grass. Lets BRIDGE that gap and get you moving today, call to book a viewing.

£90,000

13 Bridge Street

Brindley Ford, Stoke-On-Trent, ST8 7QB



- SPACIOUS MID TERRACED
- FITTED KITCHEN
- REAR COURTYARD

- IDEAL INVESTMENT OR FIRST TIME BUYER PROPERTY
- TWO BEDROOMS
- NO UPWARD CHAIN

- LOUNGE & DINING ROOM
- FIRST FLOOR SHOWER ROOM

GROUND FLOOR

Lounge

12'8" x 10'9" (3.88 x 3.28)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window overlooking the front aspect. Fireplace housing electric fire. Radiator.

Open Plan Kitchen/Diner

Dining Room

10'11" x 10'0" (3.35 x 3.05)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Stairs leading to the first floor.

Kitchen

6'7" x 6'1" (2.01 x 1.87)

A double glazed window overlooks the side aspect coupled with an access door leading to

the rear garden. Fitted with wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding electric cooker and space and plumbing for washing machine and fridge/freezer. Central heating boiler. Loft access hatch.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

12'10" x 10'9" (3.93 x 3.29)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

11'0" x 5'7" (3.37 x 1.71)

A double glazed window

overlooks the rear aspect. Fitted wardrobe. Radiator.

Shower Room

8'0" x 7'1" (2.46 x 2.18)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising double shower unit with waterfall shower head, low level W/C and wash hand basin. Partly tiled walls and radiator.

EXTERIOR

To the front the property is fore courted and the rear is laid to paving with artificial grass and a rear access gate.





Floor Plan



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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	100
(81-91) B	
(70-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC