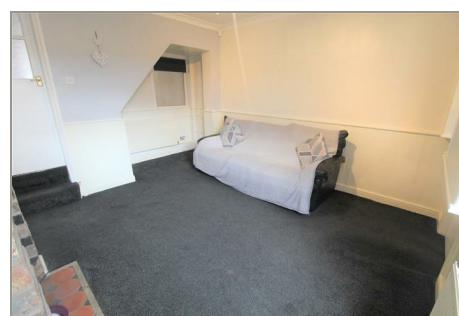




70 Campbell Terrace

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

In the words of Forrest Gump, 'Stupid is as stupid does!' Well you would be feeling pretty silly if you let this spacious mid terraced property pass you by! Campbell Terrace is sold with no upward chain and located in the popular area of Birches Head, it is the perfect first time buyer or investor purchase! The accommodation on offer comprises two reception rooms, modern fitted kitchen, ground floor bathroom, two double bedrooms and en-suite to the master. Externally there is paved courtyard and rear access gate. Located in the sought after area of Birches Head, close to local amenities, walking distance to the main town centre and schooling. So 'RUN FORREST!' all the way down to our office to book a viewing before it's too late.

Offers in excess of £110,000

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



- WELL MAINTAINED TERRACED PROPERTY
- GROUND FLOOR BATHROOM
- ENCLOSED REAR COURTYARD
- TWO GOOD SIZED RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- ENSUITE BATHROOM
- POPULAR LOCATION, CENTRAL TO TOWN CENTRE AND AMENITIES

GROUND FLOOR

Entrance Porch

4'0" x 1'11" (1.22 x 0.60)

The property has double glazed patio doors to the front aspect.

Lounge

12'5" x 11'3" (3.81 x 3.44)

An access door leads from the entrance porch coupled with a double glazed bay window to the front aspect. Wooden flooring. Radiator.

Dining Room

15'2" x 11'3" (4.64 x 3.45)

A double glazed window overlooks the rear aspect. Ceiling spotlights and radiator.

Kitchen

10'7" x 6'1" (3.25 x 1.86)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated

electric oven and gas hob with cooker hood above. Space for fridge/freezer. Radiator.

Rear Hall

3'6" x 2'7" (1.08 x 0.80)

A double glazed access door leads out to the side aspect. Storage cupboard housing central heating boiler. Space and plumbing for washing machine. Ceiling spotlights.

Bathroom

6'5" x 5'10" (1.97 x 1.79)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and slated tiled flooring. Ceiling spotlights and vertical height radiator.

FIRST FLOOR

First Floor Landing

Ceiling spotlights.

Bedroom One

12'0" x 11'3" (3.68 x 3.44)

A double glazed window overlooks the rear aspect. Ceiling spotlights and radiator.

En-Suite

7'1" x 6'6" (2.17 x 1.99)

Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and wash hand basin. Extractor fan and ceiling spotlights. Loft access hatch and radiator.

Bedroom Two

11'3" x 11'2" (3.44 x 3.41)

A double glazed window overlooks the front aspect. Ceiling spotlights and radiator.

EXTERIOR

To the rear there is a paved rear courtyard with an 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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