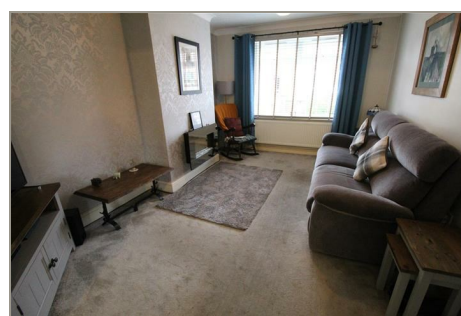
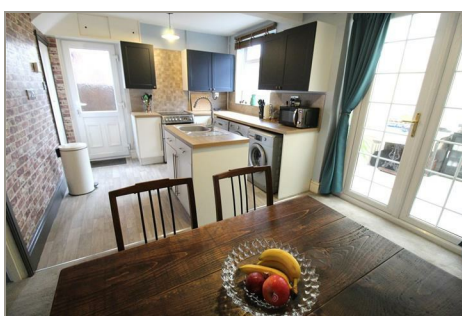




## 50 Birchfield Road

Abbey Hulton, Stoke-On-Trent, ST2 8HA

Plant your seeds, water it well and watch it grow into the FIELD of your dreams! Its time to harvest your FIELD as I have on offer a spacious semi detached property on BirchFIELD Road. The accommodation on offer comprises a large lounge, modern fitted kitchen/diner and conservatory. To the first floor the property has three good sized bedrooms and family bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden laid to paving with a huge garden shed with power and lighting. Located in the popular area of Abbey Hulton close to local amenities and schooling. Plant your seeds here and watch it grow into the FIELD of your dreams! Call today to book a viewing.

**£145,000**

# 50 Birchfield Road

Abbey Hulton, Stoke-On-Trent, ST2 8HA



- SPACIOUS SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING
- LOUNGE WITH OPENING TO KITCHEN/DINER
- THREE BEDROOMS
- ENCLOSED REAR GARDEN WITH LARGE SHED/WORKSHOP
- CONSERVATORY
- CONTEMPORARY BATHROOM SUITE
- PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY

## GROUND FLOOR

### Entrance Porch

3'1" x 2'11" (0.96 x 0.89)  
A UPVC door to the front aspect.

### Entrance Hall

12'4" x 3'6" (3.76 x 1.07)  
A UPVC door to the front aspect.  
Radiator and stairs to the first floor.

### Cloakroom

6'2" x 2'5" (1.89 x 0.76)  
A UPVC window to the side aspect.  
Fitted with a low level W.C. and vanity wash hand basin. Boiler.

### Lounge

14'9" x 10'5" (4.50 x 3.18)  
A UPVC window to the front aspect.  
Electric fireplace and radiator.

### Kitchen/Diner

17'5" x 10'0" (5.31 x 3.05)  
UPVC patio doors to the rear aspect.  
UPVC door to the side aspect and UPVC window to the rear aspect.  
Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Partly tiled walls. Space for a gas cooker and plumbing for a washing machine and dishwasher. Space for tumble dryer. Door to under stair storage cupboard.

### Conservatory

9'7" x 9'5" (2.94 x 2.88)  
A UPVC construction with UPVC windows to the rear and side aspect.  
UPVC patio doors to the side aspect.  
Tiled flooring and air conditioning unit.

## FIRST FLOOR

### Landing

10'2" x 6'5" (3.10 x 1.97)  
A UPVC window to the side aspect.  
Stairs from the ground floor. Loft hatch access.

### Bedroom One

12'5" x 10'5" (3.79 x 3.19)  
A UPVC window to the front aspect.  
Radiator.

### Bedroom Two

12'6" x 10'7" (3.83 x 3.24)  
UPVC window to the rear aspect.  
Radiator and door to storage cupboard housing water tank.

### Bedroom Three

8'4" x 6'5" (2.56 x 1.97)  
A UPVC window to the front aspect.  
Radiator.

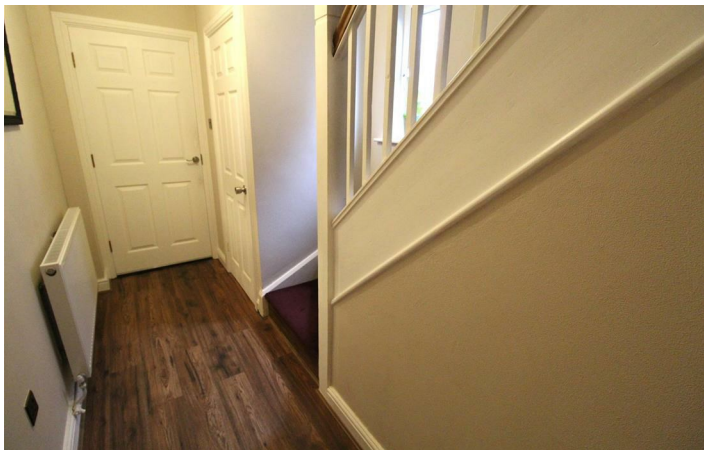
### Bathroom

6'4" x 5'11" (1.94 x 1.81)  
A UPVC window to the side aspect.

Fitted with a suite comprising double shower cubicle, vanity wash hand basin and low level W.C. Vertical towel rail and ceiling spotlight's

## EXTERIOR

To the front of the property there is a block paved driveway. The rear has an enclosed garden with a decked area, gravel and paved patio. Large shed/workshop with power and light and air con unit.



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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