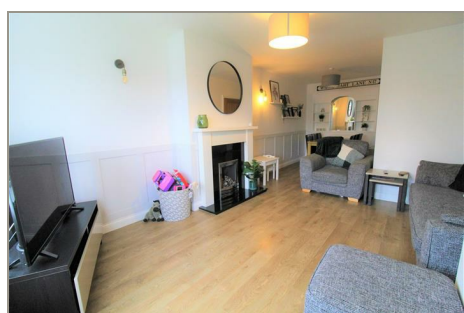




35 Gleneagles Crescent

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

Don't quack like a duck, soar like an EAGLE! Fly high and head on over to GlenEAGLES Crescent and land on this delightful semi detached property. Beautifully maintained throughout the accommodation comprises a lounge/diner, fitted kitchen, three bedrooms, contemporary bathroom and seperate W.C. Externally the property benefits from a fully enclosed rear garden laid to artificial lawn and a paved patio seating area with a detached garage. Located in the popular area of Birches Head, close to local amenities, schooling and a short distance to the town centre. They say the EAGLE is full of wisdom, so don't be a fool and let this one pass you by. Call to book your viewing today!

£170,000

35 Gleneagles Crescent

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



- IMMACULATE SEMI DETACHED
- CLOAKROOM
- FULLY ENCLOSED REAR GARDEN

- LARGE LOUNGE/DINER
- THREE BEDROOMS
- GARAGE

- MODERN FITTED KITCHEN
- FAMILY BATHROOM PLUS SEPERATE W.C
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

5'7" x 3'4" (1.72 x 1.03)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard and radiator. Stairs lead to the first floor.

Lounge/Diner

25'10" x 12'11" (7.88 x 3.94)

A double glazed window bay window overlooks the front aspect. Fireplace housing gas fire, television and telephone points. Space for table and chairs and radiator.

Kitchen

3'14" x 20'3" (9.57 x 6.18)

A double glazed window overlooks the rear aspect coupled with a double glazed access door leading out to the rear garden. 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 appliances include electric oven and gas hob. Space and plumbing for fridge/freezer, washing machine and dishwasher. Two radiators.

Rear Porch

6'11" x 2'7" (2.13 x 0.80)

A double glazed access door leads to the front. Door leading into the cloakroom.

Cloakroom

6'10" x 3'9" (2.10 x 1.15)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C, vanity hand wash basin and heated towel radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard housing central heating boiler.

Bedroom One

12'7" x 9'1" (3.84 x 2.78)

A double glazed window overlooks the side aspect. Radiator.

Bedroom Two

10'7" x 10'4" (3.25 x 3.17)

A double glazed window overlooks the rear aspect. Built in wardrobe and radiator.

Bedroom Three

9'9" x 6'7" (2.99 x 2.03)

A double glazed window overlooks the front aspect. Storage cupboard and loft access hatch. Radiator.

Bathroom

6'7" x 5'4" (2.02 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over and wash hand basin, Fully tiled walls and ceiling spotlights. Heated towel radiator.

Seperate W.C

3'10" x 2'8" (1.18 x 0.82)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and fully tiled walls.

EXTERIOR

To the front there is a gated paved pathway leading to the entrance door and it is laid to lawn. To the rear the garden is fully enclosed with rear access gate, laid with artificial lawn and a paved patio seating area.

Garage

Up and over and door coupled with two double glazed windows to the side and rear aspect and an access door leading into the garden. Power and lighting.

Council Tax Band

Council Tax Band C

Purchaser should seek confirmation prior to completion



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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