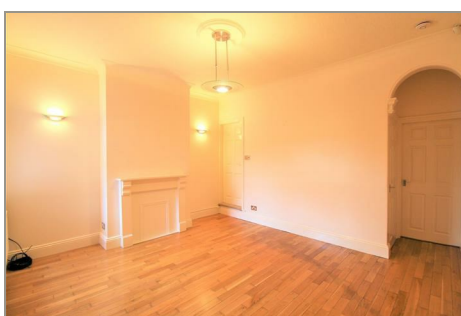




14 Campbell Terrace

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

Finding a property can sometimes feel like a stressful and endless search. But I have done the searching for you and I have found you a stunning, FORECOURTED, terraced property on Campbell Terrace. It's sure to give you "that feeling" as soon as you enter the spacious hall. It feels shiny and new and waiting for a new owner to call it there own! This beautiful and spacious accommodation comprises of a large lounge, dining room, modern fitted kitchen, separate UTILITY room, TWO fantastic sized bedrooms and a HUGE modern family bathroom. Externally, the property benefits from a large, low maintenance rear courtyard, which is fully enclosed with an access gate. What are you waiting for, because this one is also sold with no upward chain! What more could you want? Call to book your viewing today.

Offers in excess of £120,000

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



- STUNNING TERRACED PROPERTY
- SEPARATE UTILITY ROOM
- ENCLOSED REAR COURTYARD GARDEN
- TWO LARGE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- IMMACULATE MODERN KITCHEN
- HUGE FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

7'1" x 1'8" (2.16 x 0.52)

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

Entrance Hall

11'1" x 3'0" (3.39 x 0.93)

A UPVC double glazed door to the front aspect. Radiator and solid oak wooden flooring.

Lounge

11'1" x 10'5" (3.39 x 3.19)

A double glazed bay window overlooks the front aspect. T.V point, radiator and TV aerial. Solid oak wooden flooring.

Dining Room

12'1" x 12'1" (3.70 x 3.7)

A double glazed window overlooks the rear aspect. Decorative arch over door to under-stair storage, Radiator and TV point. Solid oak wooden flooring. Door leading to stairs to first floor.

Kitchen

11'8" x 8'1" (3.56 x 2.48)

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 new electric oven and gas hob with cooker hood above. Space for fridge/freezer. Radiator, wall mounted combi boiler and extractor fan.

Utility Room

7'11" x 5'3" (2.42 x 1.61)

A UPVC double glazed door and window to the side aspect. Plumbing for washing machine, and tiled flooring.

FIRST FLOOR

First floor landing

16'3" x 2'6" (4.96 x 0.78)

Radiator.

Bedroom One

14'0" x 11'1" (4.29 x 3.39)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

12'2" x 10'11" (3.72 x 3.34)

A double glazed window overlooks the rear aspect. Radiator. Door to storage cupboard with loft access hatch.

Bathroom

12'11" x 8'3" (3.94 x 2.54)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising of a bath and separate shower cubicle. Low level W.C and wash hand basin. Partly tiled walls, extractor fan and radiator.

EXTERIOR

To the rear there is a paved 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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