



14 Newborough Close

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

And suddenly you just know, its time to start something NEW and trust the magic of NEW beginnings. Well why don't you start your next chapter here at NEWborough Close. We offer you a spacious semi detached property on the popular Birches Head estate. The accommodation comprises lounge, breakfast kitchen, conservatory, three bedrooms and family bathroom. Externally the property benefits from off road parking and a garage. To the rear the garden is tiered with raised patio areas and sun terrace with lawn, fully enclosed by panelled fencing. Located in the popular area of Birches Head, close to local schooling and amenities and excellent commuter links to the main town centre. Sold with no upward chain, you have to ask yourself are you ready for something NEW? Call today and find out.

£164,950

14 Newborough Close

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



- SEMI DETACHED PROPERTY
- CONSERVATORY
- LARGE GARAGE & OFF ROAD PARKING
- SOUGHT AFTER LOCATION!!
- GOOD SIZED LOUNGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

A double glazed entrance door overlooks the front aspect. Stairs leading to the first floor. Radiator.

Lounge

15'1" x 11'1" (4.60 x 3.39)

A double glazed window overlooks the front aspect.

Fireplace housing gas fire.

Television point and radiator.

Breakfast Kitchen

14'7" x 9'6" (4.46 x 2.91)

A double glazed window overlooks the rear aspect coupled with sliding patio doors leading into the conservatory.

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 and plumbing for washing machine.

Ceiling spotlights and radiator.

Under stairs storage cupboard.

Conservatory

10'9" x 10'7" (3.30 x 3.25)

A UPVC conservatory with double glazed windows overlooking the side and rear aspect with double doors leading out to the rear garden. Tiled flooring and radiator.

FIRST FLOOR

First Floor Landing

7'5" x 6'4" (2.28 x 1.95)

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

13'10" x 8'1" (4.23 x 2.48)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'2" x 8'1" (3.11 x 2.48)

A double glazed window overlooks the rear aspect. Radiator. Storage cupboard housing hot water cylinder.

Bedroom Three

10'3" x 6'2" (3.14 x 1.88)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'2" x 6'1" (1.88 x 1.87)

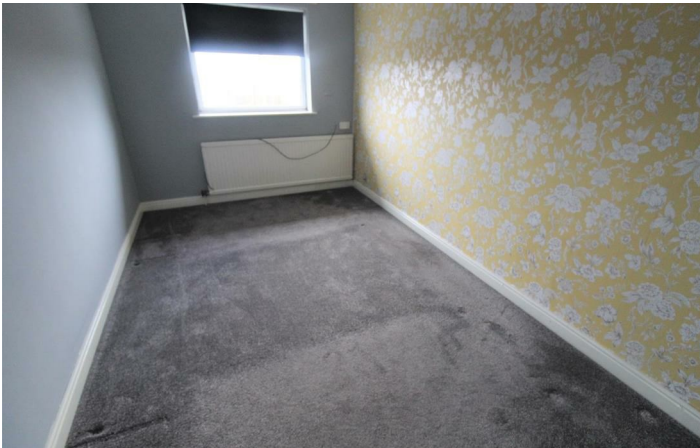
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

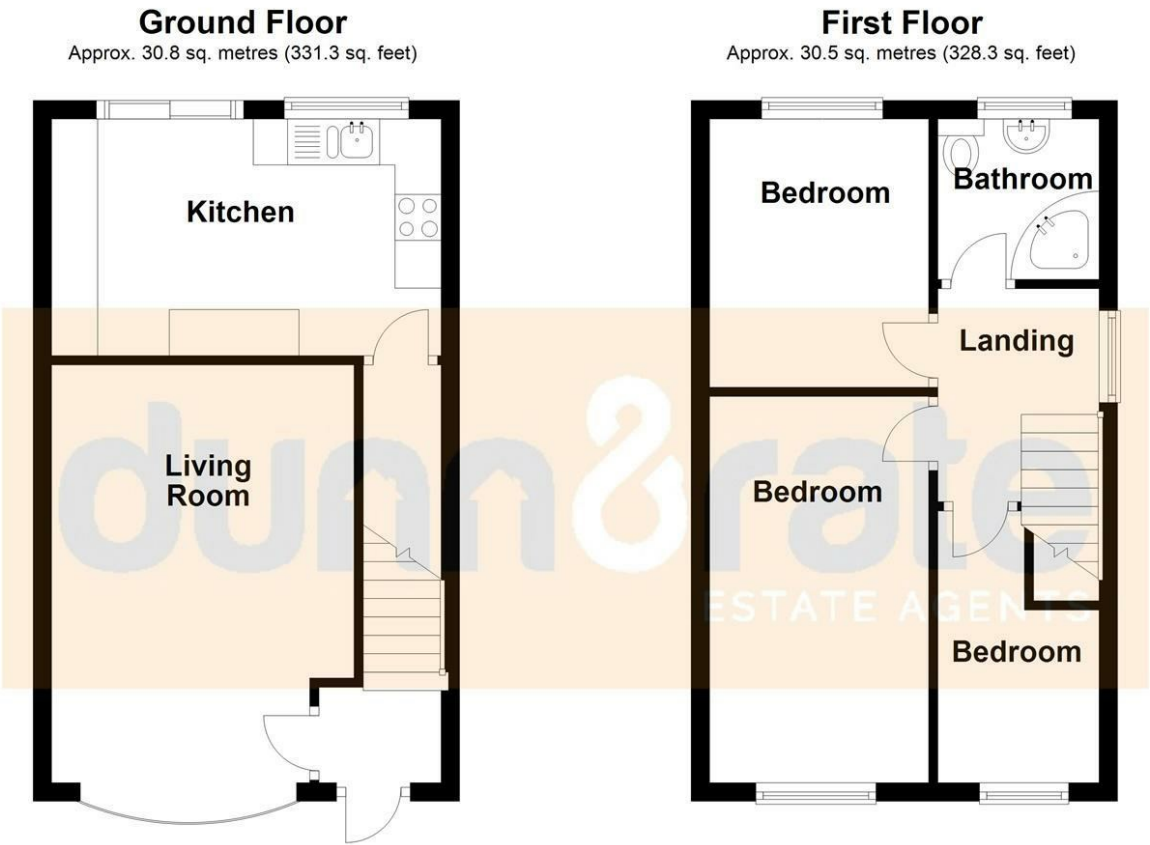
To the front the property has a block paved driveway, leading to a linked garage. To the rear the garden is tiered with raised patio areas and sun terrace with lawned area. Fully enclosed by panelled fencing.

Garage

Up and over door with a double glazed access door leading into the rear garden. Wall mounted central heating boiler.



Floor Plan



Total area: approx. 61.3 sq. metres (659.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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