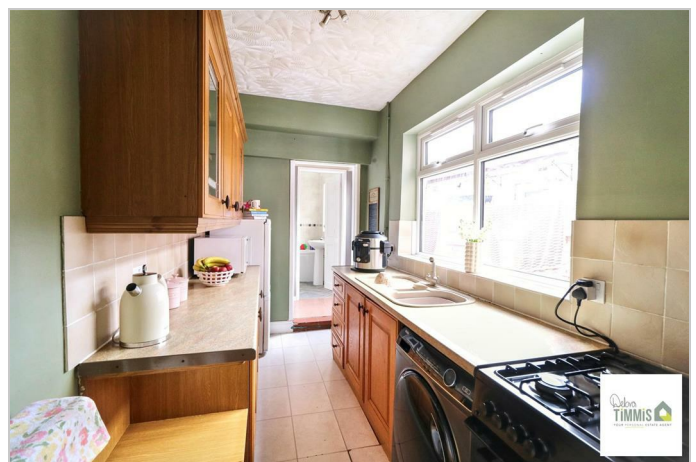


Acton Street Birches Head Stoke-On-Trent ST1 6NX



Offers In The Region Of £100,000

A STUNNING MID TERRACE we have to sell -
TWO BEDROOMS, open-plan lounge/diner, try not to yell! -
It's modern and neutral and easy to maintain -
a great home if you like to entertain -
With a yard to the rear -
Shops, schools and amenities are also near -
ring DEBRA TIMMIS ESTATE AGENTS today -
take a viewing and see if you agree with what we say!

Nestled in the popular area of Birches Head, this well-presented mid-terrace house offers a delightful living experience. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are greeted by an inviting open-plan lounge and dining room, which creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The fitted kitchen is practical and functional, providing ample space for culinary pursuits. Additionally, the modern ground floor bathroom adds a touch of contemporary style and convenience.

The property benefits from double glazing and central heating, ensuring a cosy environment throughout the year. Outside, the rear yard offers a private space for outdoor enjoyment or simply unwinding in the fresh air.

This charming terraced house is situated in a popular location, making it an attractive option for those looking to settle in a vibrant community. Viewing is highly recommended to fully appreciate the quality and potential of this lovely home. Don't miss the opportunity to make this property your own.

Entrance Lobby

With Upvc door to the front aspect.

Lounge/Diner

Open-plan comprises;

Lounge Area

13'9" x 11'7" into alcove (4.20 x 3.55 into alcove)

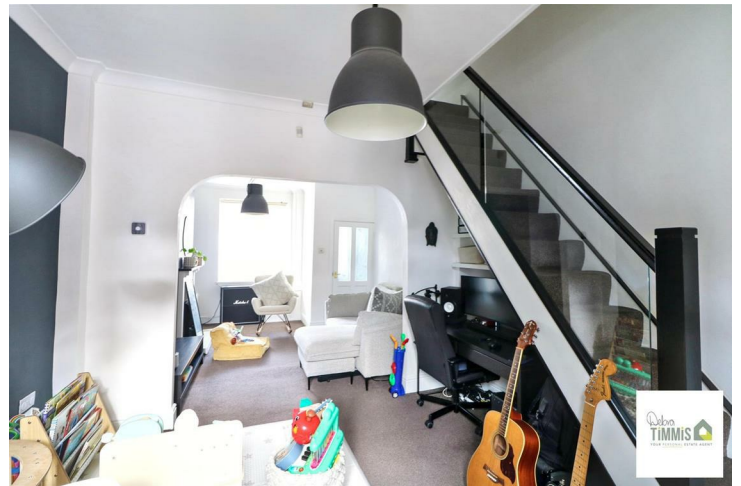
Double glazed window. Feature surround inset and hearth housing fire. Radiator. Archway to dining area.



Dining Area

11'6" x 11'3" (3.53 x 3.45)

Double glazed French doors with access into rear yard. Radiator. Stairs off to the first floor.



Kitchen

11'7" x 5'10" (3.54 x 1.79)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink with single drainer and mixer tap. Space for cooker. Plumbing for automatic washing machine. Double glazed window.

Lobby

Useful storage cupboard. Upvc door to the side aspect.

Bedroom One

10'5" x 10'4" to chimney (3.18 x 3.15 to chimney)

Double glazed window. Radiator.



Bathroom

6'6" x 5'6" (2.00 x 1.69)

White suite comprises, panel bath with shower attachment, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Radiator.

Externally

Enclosed rear yard.

Loft

With sky light. Useful storage.

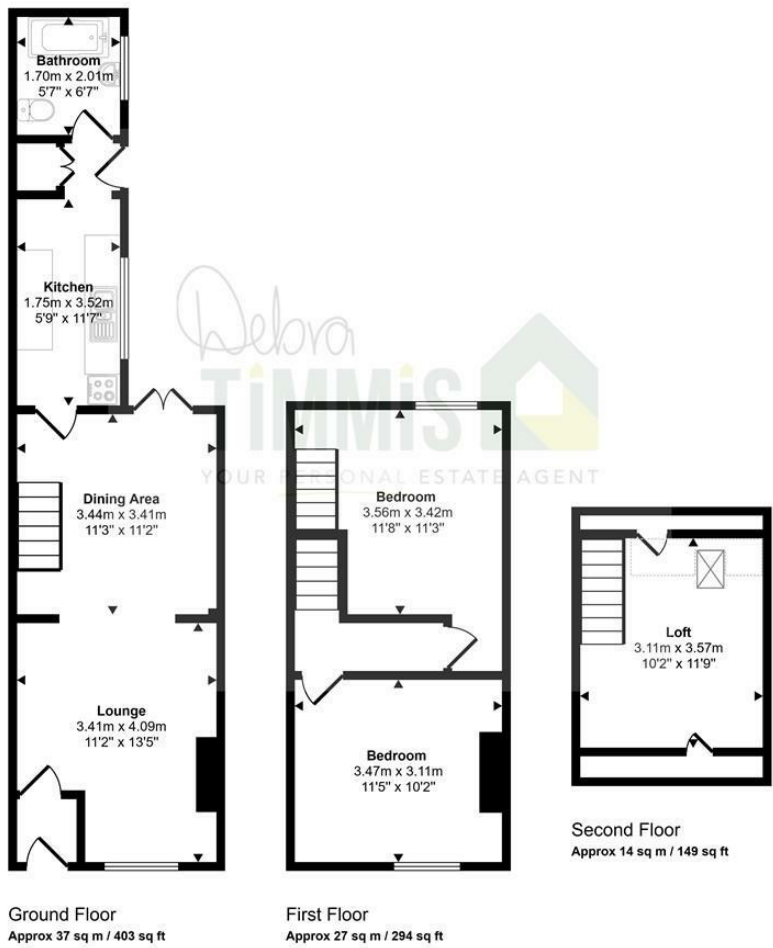
Bedroom Two

11'3" x 8'7" (3.44 x 2.62)

Double glazed window. Radiator. Stairs to the loft.

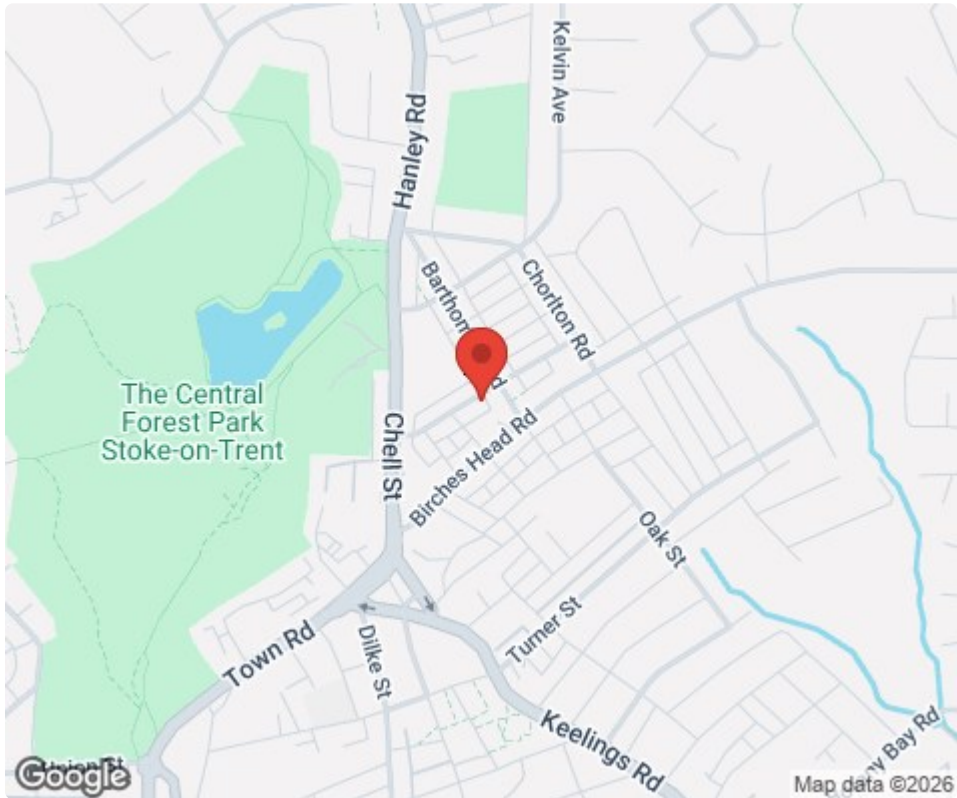


Approx Gross Internal Area
79 sq m / 846 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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