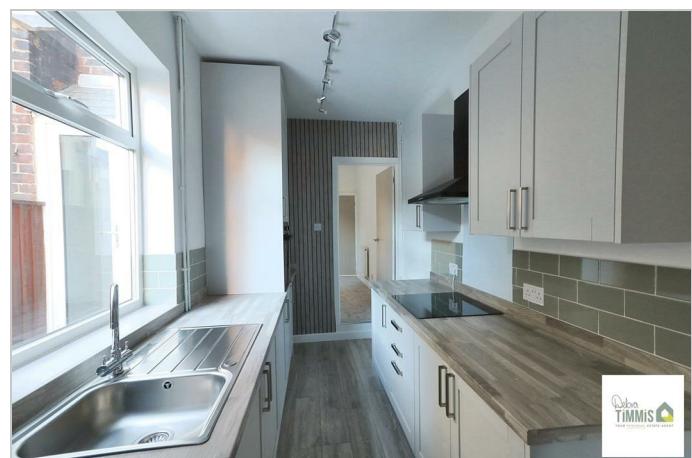


Barthomley Road Birches Head Stoke-On-Trent ST1 6NR



Offers In The Region Of £135,000

A STUNNING FORECOURTED TERRACE we have to sell -  
THREE BEDROOMS, TWO RECEPTIONS, try not to yell! -

It's modern and neutral and easy to maintain -

a great home if you like to entertain -

With a LOVELY PATIO set 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 Barthomley Road, Birches Head, this stunning mid terraced house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern bathroom, this property is perfect for those seeking a comfortable and stylish living space. Recently refurbished by its current owners, this house exudes a fresh and inviting atmosphere. As you step inside, you are greeted by an entrance porch leading to a sitting room and a lounge, ideal for relaxing or entertaining guests. The well-equipped kitchen and lobby provide convenience and functionality, making everyday living a breeze. Upstairs, you will find three bedrooms offering ample space for a growing family or those in need of a home office. With double glazing and central heating, this property ensures warmth and comfort all year round, creating a cosy sanctuary to retreat to. Outside, a rear yard awaits, perfect for enjoying a morning coffee. The absence of an upward chain adds to the appeal of this property, making it an attractive option for those looking to move hassle-free. Don't miss the opportunity to make this house your home and experience the joys of living in this delightful abode on Barthomley Road.

#### Entrance Porch

Double glazed French doors access into the sitting room.

#### Sitting Room

Double glazed box window to the front aspect. Feature surround. Radiator. Coving to ceiling.



#### Lounge

Double glazed French doors with access into the rear garden. Feature surround. Stairs off to the first floor. Useful storage cupboard.

#### Kitchen

Beautifully presented stylish fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Induction hob and built-in oven. Extractor hood. Cupboard housing gas central heating boiler. Stainless steel inset sink with single drainer, mixer tap. Double glazed window to the side aspect.



#### Lobby

Upvc door to the side aspect.

#### Bathroom

Stylish suite comprises, p-shaped bath with mains shower, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window.



#### First Floor

## Bedroom One

Two double glazed windows. Radiator.



## Bedroom Three

Double glazed window. Radiator.

## Externally

Forecourt. Enclosed rear yard with seating area and pedestrian access.

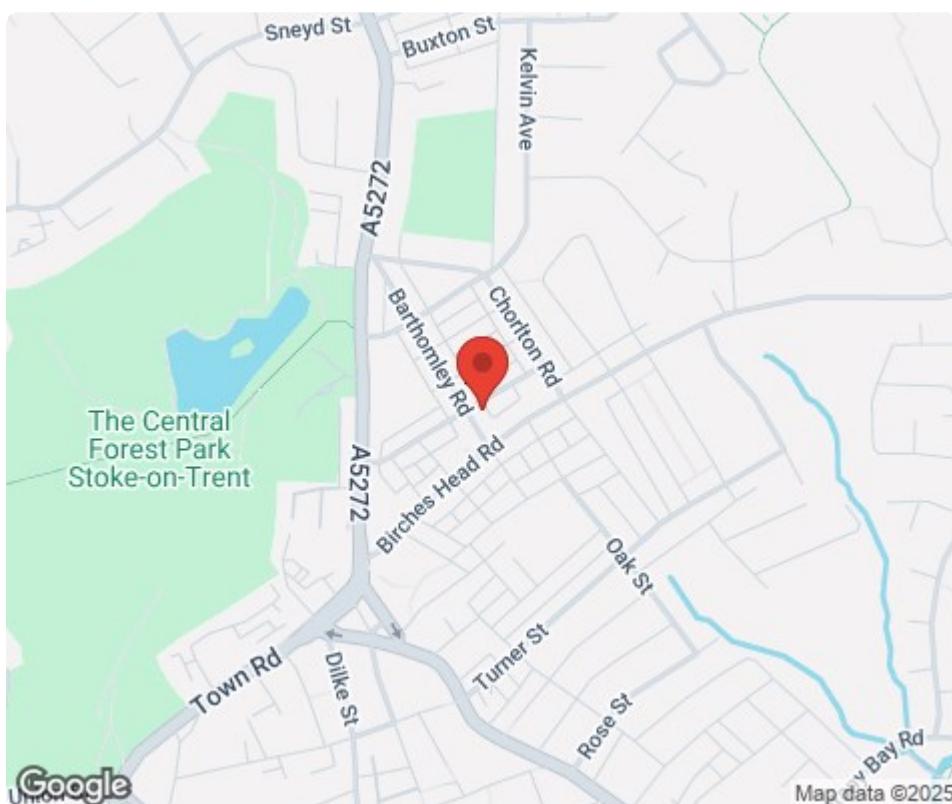
## Bedroom Two

Double glazed window. Cast iron feature. Useful storage cupboard.





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		75
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		