

Athena Road Birches Head Stoke-On-Trent ST1 6RT



Offers In The Region Of £155,000

If a property in a popular location at a fantastic price is what you are looking for -
Then take a look at this property and search no more! -
A THREE BEDROOM SEMI that's a great investment opportunity -
So call us to arrange a viewing and come to see -
With the potential to be a wonderful family home -
One where you can make it your very own -
So without further a do, pick up the phone and call us to take a look -
We can't wait for you to begin the next chapter of your book!

Nestled on Athena Road in the desirable area of Birches Head, this charming semi-detached house presents an excellent investment opportunity. With three well-proportioned bedrooms, this property is ideal for families or those seeking a spacious home. Upon entering, you are greeted by a welcoming entrance hall that leads to a separate WC, providing convenience for guests. The lounge offers a comfortable space for relaxation, while the kitchen/diner is perfect for family meals and entertaining. The layout is functional and provides a great foundation for modern living.

The property features a shower room, ensuring that all essential amenities are readily available. With double glazing and central heating throughout, you can enjoy a warm and inviting atmosphere all year round. The gardens to both the front and rear of the property offer outdoor space for gardening or leisure activities, making it a delightful retreat.

Additionally, the property boasts a driveway and garage, providing ample parking and storage options. While some general updating is required, this presents a fantastic opportunity to personalise the home to your taste. Importantly, there is no upward chain, allowing for a smooth and efficient purchase process.

In summary, this semi-detached house on Athena Road is a promising investment, combining a great location with ample living space and potential for enhancement. Whether you are looking to make it your family home or seeking a property with investment potential, this residence is well worth considering.

Entrance Hall

Radiator. Stairs off to the first floor.

Separate WC

With low level WC and wash hand basin.

Lounge

14'10" x 10'5" (4.53 x 3.20)

Double glazed bow window to the front aspect. Feature place housing gas fire. Radiator,

Kitchen/Diner

16'6" x 7'10" (5.03 x 2.40)

Fitted wall mounted units, worktops and units below.

Space for appliances. One and a half sink with single drainer. Part tiled splash backs. Wall mounted central heating boiler. Two double glazed windows. Upvc door to the rear aspect.



First Floor

Landing

Loft access. Double glazed window.

Bedroom One

13'4" x 9'3" (4.08 x 2.83)

Double glazed window. Radiator.



Bedroom Two

9'11" x 9'5" (3.04 x 2.89)

Double glazed window. Radiator.



Bedroom Three

6'11" x 6'8" plus door recess (2.12 x 2.04 plus door recess)

Double glazed window. Radiator. Useful storage cupboard.



Externally

Lawn gardens to the front and rear. Driveway providing off road parking. Single garage.

Shower Room

6'2" x 5'4" (1.90 x 1.65)

Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed window.



Approx Gross Internal Area
71 sq m / 762 sq ft



Ground Floor

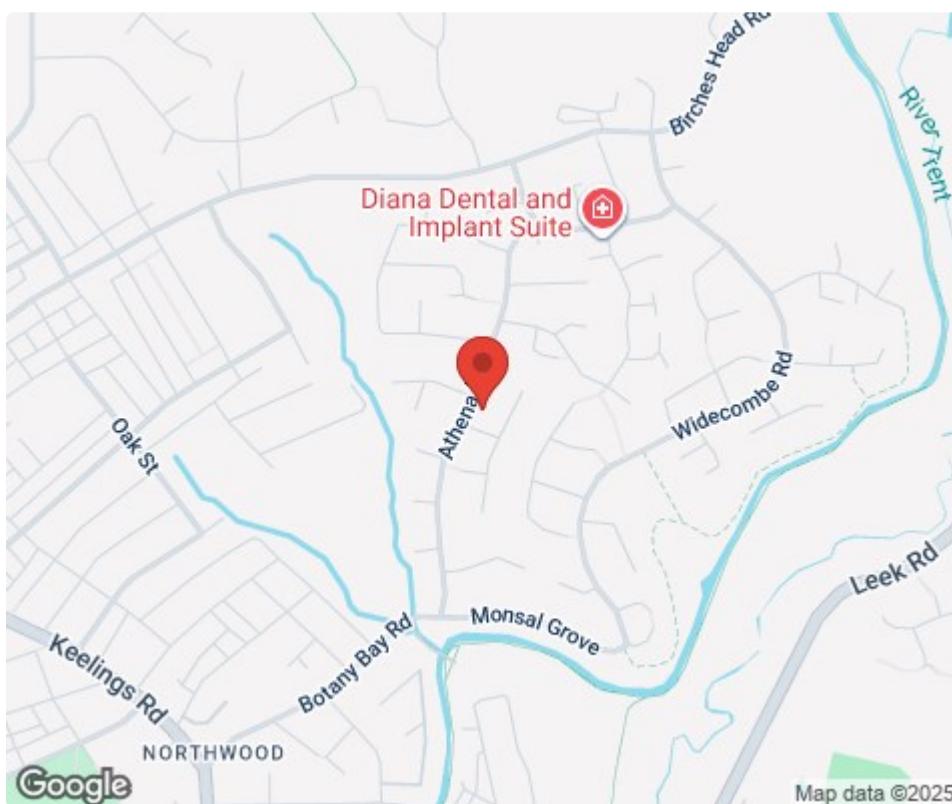
Approx 35 sq m / 374 sq ft

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.

First Floor

Approx 36 sq m / 388 sq ft



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC