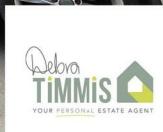


Moston Street Birches Head Stoke-On-Trent ST1 2LT



Offers In Excess Of £80,000

CASH BUYER WANTED!!!!

A SPACIOUS FORECOURTED TERRACE we have to sell -
TWO 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 garden 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!

WE ARE LOOKING FOR A CASH BUYER!

This well-presented and spacious house offers a delightful living experience. With two generously sized bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. Upon entering, you are greeted by a welcoming entrance hall that leads to a charming sitting room and a separate lounge, providing ample space for relaxation and entertaining. The fitted kitchen is both practical and stylish, making meal preparation a pleasure. The modern shower room adds to the convenience of this lovely home.

The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the year. The rear garden is a wonderful outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. Situated in a convenient location, this home is close to local amenities and transport links, making it an excellent choice for those who value accessibility. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this delightful home to fully appreciate its charm and potential.

Entrance Hall

Tiled feature floor. Radiator. Stairs off to the first floor.

Sitting Room

13'7" into bay x 7'9" (4.16 into bay x 2.37)
Double glazed bay window to the front aspect.
Radiator.



Lounge

12'5" into alcove x 12'4" (3.81 into alcove x 3.78)
Double glazed window to the rear aspect. Radiator.
Useful storage cupboard.

Kitchen

10'9" x 7'3" (3.29 x 2.23)
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. One and a half bowl sink with single drainer. Space for appliances. Double glazed window. Gas central heating boiler. Tiled floor. Radiator. Upvc door to the side aspect.

Shower Room

7'3" x 4'5" (2.23 x 1.35)
Suite comprises, corner shower cubicle housing Mira shower, pedestal wash hand basin and low level WC. Tiled walls. Two double glazed windows. Radiator. Tiled floor.

First Floor

Bedroom One

12'4" x 12'4" into alcove (3.78 x 3.76 into alcove)
Double glazed window. Radiator. Useful cupboard.



Bedroom Two

12'4" into alcove x 12'0" (3.77 into alcove x 3.66)

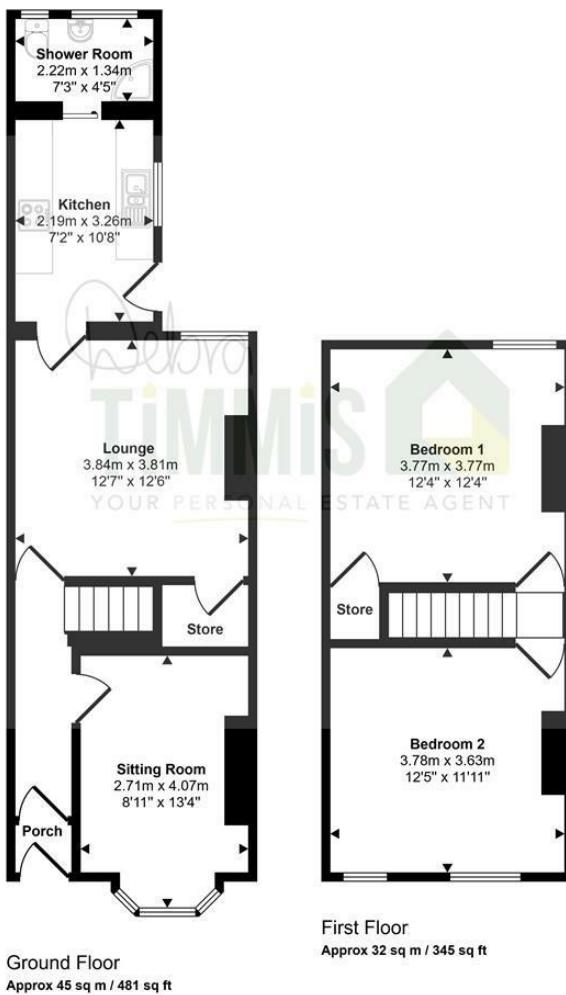
Double glazed windows. Radiator.

Externally

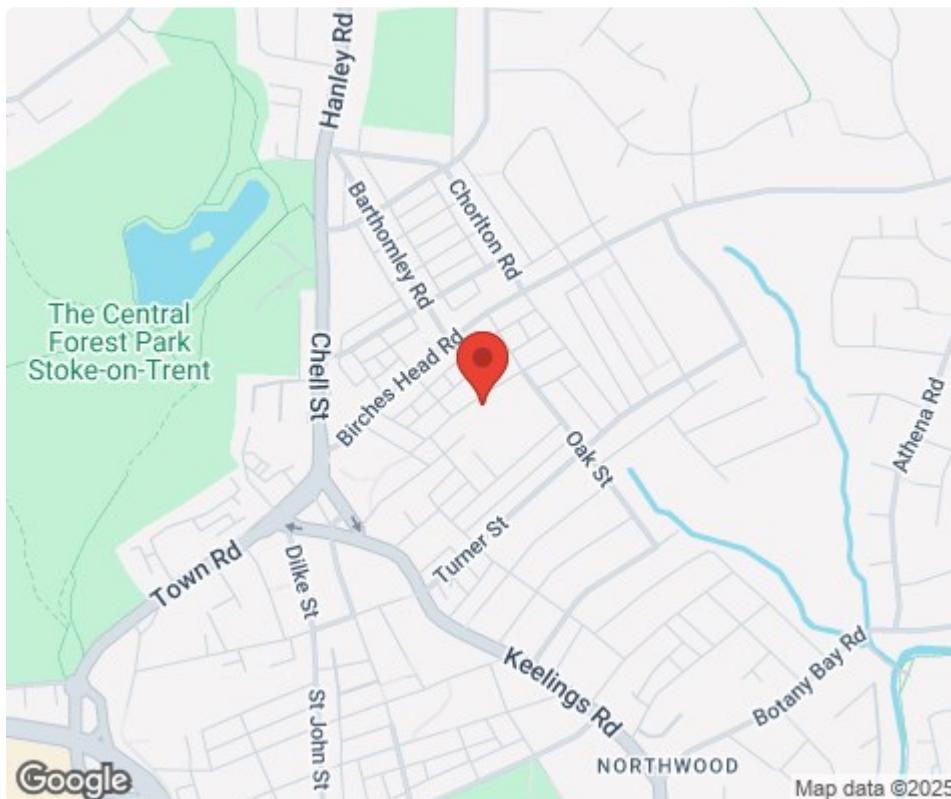
Rear garden with side access.



Approx Gross Internal Area
77 sq m / 826 sq ft



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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC