

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



**Offers In The Region Of £160,000**

If you're looking for a place to call your own  
Somewhere to put your own stamp on and make your home  
Then stop looking, search no more  
Here is a property you will adore  
A spacious semi detached and offering Three beds  
A good sized lounge and kitchen/diner too, it has to be said!  
There's gardens, parking and a carport too  
Does this sound like it's perfect for you?  
All this is available with NO UPWARD CHAIN  
Call us now to view, there's nothing to lose and perhaps a lot to gain!

Welcome to this charming semi-detached house located on Athena Road in Birches Head. Upon entering, you are greeted by an inviting entrance porch leading to a spacious hallway that sets the tone for the rest of the property. The lounge is perfect for relaxing evenings, while the kitchen/diner provides a wonderful space for family meals and entertaining guests. Additionally, the rear porch offers convenience and extra storage space. This lovely home boasts three well-appointed bedrooms, ideal for a growing family or those in need of a home office. The bathroom provides a tranquil retreat for unwinding after a long day. Outside, the property features low maintenance gardens, perfect for enjoying the outdoors without the hassle of extensive upkeep. The driveway and carport offer ample parking. Located in a popular area and offered with no upward chain, this property presents a fantastic opportunity for those looking to settle in a welcoming community. Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and experience the charm of Athena Road for yourself.

#### Entrance Porch

With Upvc door. Leaded windows. Access into the hallway.

#### Entrance Hall

With useful storage cupboard. Radiator. Stairs off to the first floor.

#### Lounge

10'8" x 10'7" (3.26 x 3.25)

Double glazed bow window to the front aspect. Feature fire surround inset and hearth housing electric fire. Radiator. Double glazed French doors with access into the kitchen/diner.

#### Kitchen/Diner

16'3" x 7'9" (4.96 x 2.38)

Fitted with a range of wall mounted units, Tiled worktops incorporating units below. Space for cooker with extractor hood over. Stainless steel sink with single drainer, mixer tap. Space for appliances. Two double glazed windows and Upvc door to the rear aspect.



#### Rear Porch

7'10" x 6'3" (2.39 x 1.92)

Single glazed windows and rear door access into the garden.

#### First Floor

##### Landing

Double glazed window. Loft access.

##### Bedroom One

13'3" x 9'10" (4.06 x 3.01)

Double glazed window. Radiator.



##### Bedroom Two

9'10" x 9'6" (3.02 x 2.90)

Double glazed window. Radiator.



##### Bedroom Three

6'11" x 6'8" plus recess (2.13 x 2.04 plus recess)

Double glazed window. Radiator.



### Family Bathroom

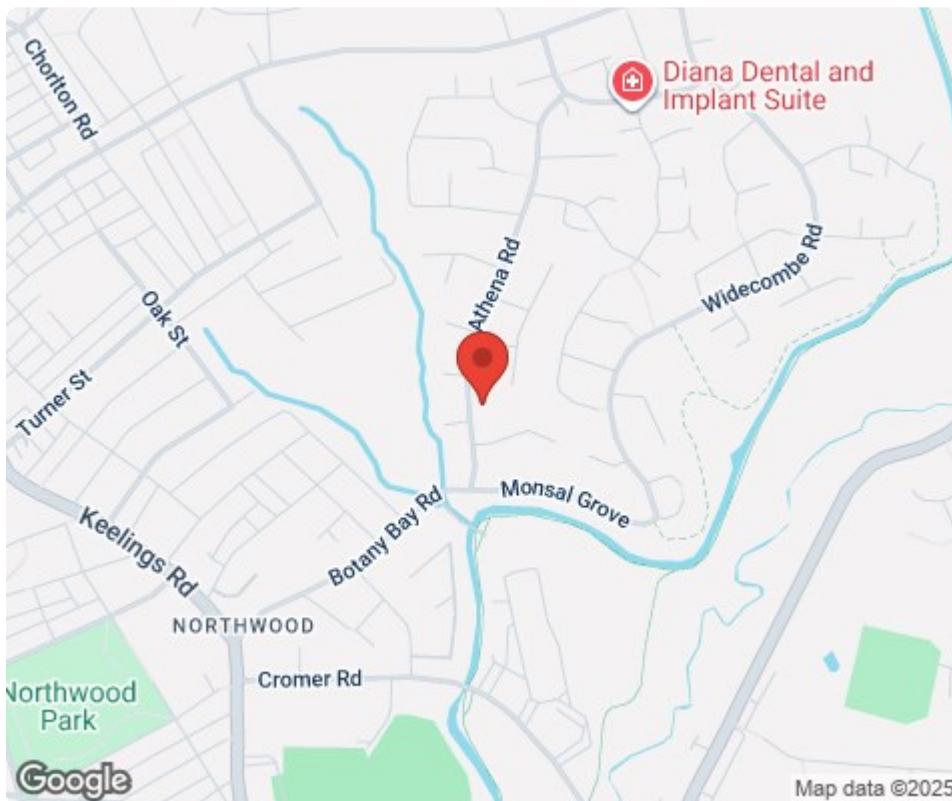
6'1" x 5'5" (1.87 x 1.67)

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

### Externally

Low maintenance paved feature garden with planted borders. Driveway providing off road parking. Carport. Low maintenance rear garden with patio/seating areas. Summer house.





Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	60
(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

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