

FOR SALE



Fairhaven Grove, Birches Head, Stoke On Trent

2 Bedrooms, 1 Bathroom, Detached Bungalow

Offers In Region Of £200,000


MARTIN&CO



**Fairhaven Grove, Birches Head,
Stoke On Trent**
2 Bedrooms, 1 Bathroom
Offers In Region Of £200,000

- Recently Renovated & Redecorated To An Extremely High Standard
- Convenient Location - Hanley Moments Away
- Lovely View From The Front Garden
- Green Spaces A Short Walk Away

OVERVIEW

Martin & Co, Macclesfield are thrilled to welcome to the sales market this impeccable, 2-bed, detached bungalow in Birches Head.

If you are looking for a no-nonsense purchase, with no decorating, renovating, or refurbishment required, a property you can move right into and start enjoying, a place that is moments from Hanley town centre, close to local shops, amenities, with good commuter links, and green spaces for lovely evening walks, a home that you would be proud to invite your family and friends to, then look no further.

Briefly consisting of a kitchen, lounge/diner, a bathroom and two double bedrooms, this detached bungalow sits proudly on Fairhaven Grove, surveying the nearby green hills to the front. To the rear, there is a private rear garden with a detached garage, greenhouse, lawn space, patio areas and low-maintenance, decorative gravel.

Viewing is highly recommended.



KITCHEN 14' 10" x 6' 11" (4.54m x 2.13m)

The newly fitted, and well-appointed, kitchen features a host of wall and base units with oak-effect work top throughout. There is an integrated stainless steel sink/drainer, Cooke & Lewis electric oven and electric Cookology ceramic hob. There are spaces for your washing machine and fridge/freezer too.

LOUNGE/DINER 19' 0" x 11' 5" (5.81m x 3.48m)

Lovely views from the front window are accompanied by a Kinder Hot Box gas fire and surround for those cosy nights in front of the TV.



BEDROOM ONE 13' 5" x 9' 6" (4.11m x 2.92m)

A considerable double bedroom.

BEDROOM TWO 10' 5" x 8' 11" (3.19m x 2.74m)

Another double bedroom with double-glazed patio door leading out into the rear garden

BATHROOM 6' 11" x 5' 4" (2.13m x 1.65m)

The bathroom features a 3-piece, white, bathroom suite that includes a bath with a Triton Riba 8.5kw electric shower, wash basin and toilet.

GARAGE 18' 1" x 7' 10" (5.52m x 2.4m)

The large, detached garage includes strip lights, power sockets and its own consumer unit.

GREENHOUSE 15' 8" x 6' 9" (4.8m x 2.08m)

REAR GARDEN

The rear garden boasts a lawn space surrounded by decorative gravel, and the driveway continues all the way up to the detached garage. There is an outside tap

and sensor lighting for added security, in addition to a garden store at the back of the garage for the storage of your garden tools, and bits and bobs.

FRONT GARDEN

Low-maintenance front garden enjoys fantastic views from the property's commanding position on Fairhaven Grove consists of a lawn space with decorative, circular patio space in the middle.

DRIVEWAY

A substantial driveway that can accommodate multiple vehicles.

OTHER POINTS OF NOTE

Benefits From Gas Central Heating

Worcester Bosch Greenstar 12Ri Gas Boiler in situ and last serviced in July 2022.

Double Glazed Throughout

Electrics Rewired In May 2022

Windows, fascias, soffits and guttering are all UPVC.



Certification

This property has a gas service record and maintenance checklist (CP12 certification), energy performance certificate, and electrical certificate (dated May 2022) all on hand and ready to go.

Loft

The loft is properly insulated, has its own lighting, and integrated loft ladder for easy access.

SUMMARY VIEW

Wow! Recently renovated and refurbished, this utterly immaculate beauty is in 'turn-key' condition and is ready to move straight into.

So, be sure to read on to discover what each room has to offer, study the floor plans, take another look at the photographs, and then get that all-important viewing booked.

We can't wait to show you around!



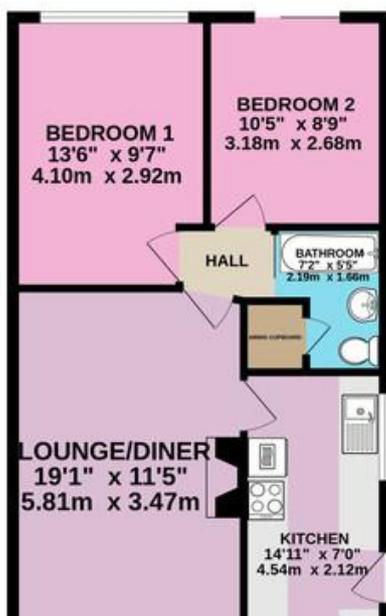
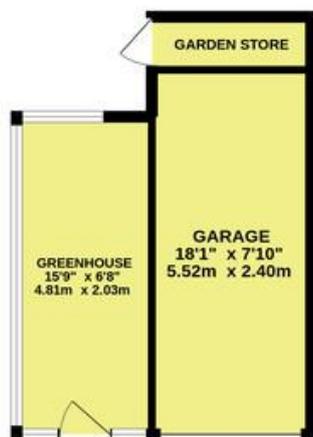
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		BB
(69-80) C		
(55-68) D	BB	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



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859 sq.ft. (79.8 sq.m.) approx.



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