

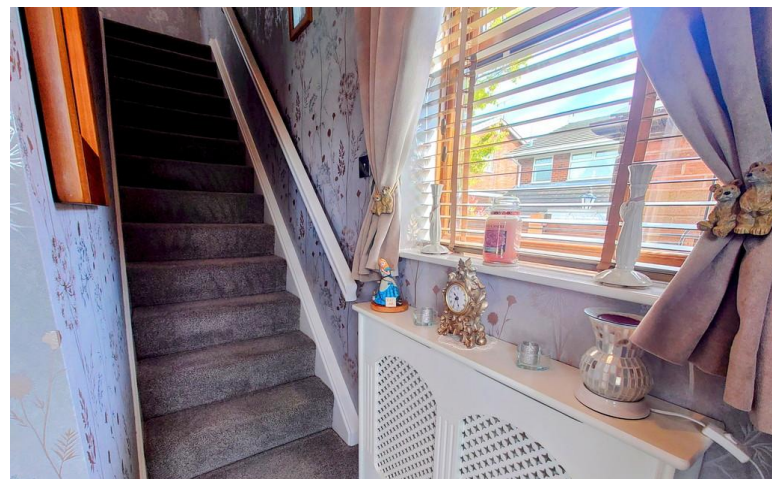
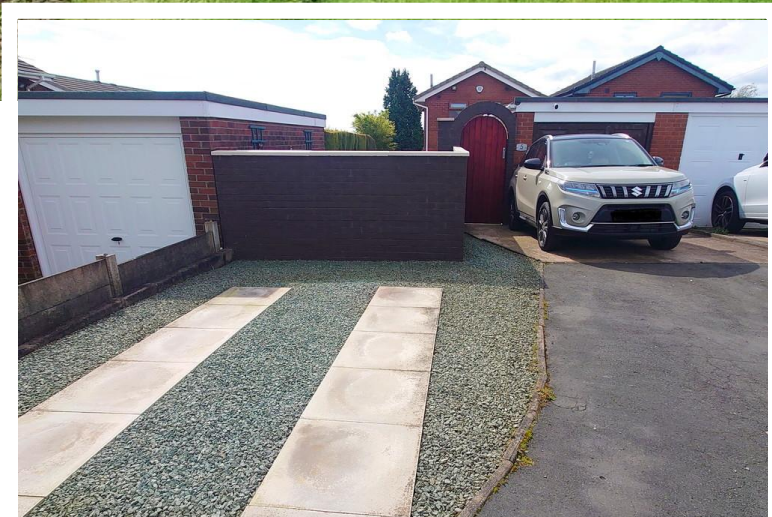


**Diana Road**  
**Birches Head, ST1 6RS**

- BEAUTIFULLY PRESENTED
- LANDSCAPED GARDENS
- A DETACHED RESIDENCE
- GARAGE & PLENTY OF PARKING
- WELL REGARDED LOCATION
- UPVC D/G, GAS C/H
- GOOD SIZED PLOT
- LOVELY FAMILY HOME

**£219,995**





## Property Description

### INTRO

A beautifully presented detached house within a great sized plot, all of which must be viewed to fully appreciated! Set in a highly popular area, a walk along the garden path leads to this delightful residence comprising; entrance hall, lounge, kitchen/dining room with French doors, three bedrooms, a family white bathroom. Externally beautiful landscaped gardens to the front, a side pathway leads to the good sized rear garden, with a patio area, laid to lawn garden and garage & two parking spaces. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, excellent road & rail links to larger towns, via the A500/A53/A50/M6 yet with lots of countryside, canal walks & the Peak district close by. Viewing imperative without delay.

### ENTRANCE HALL

UPVC front entrance door with a glazed panel, radiator, window to the side.



#### LOUNGE

15' x 11' 5" (4.57m x 3.48m)

With a large bow window to the front, radiator, feature fireplace, radiator, coving to the ceiling. Door to;

#### KITCHEN/DINER

14' 7" x 8' 10" (4.44m x 2.69m)

Comprising a range of base and wall units, worksurfaces, single drainer sink, built in double oven and hob, radiator, window to the rear, french doors to the garden, radiator, under stairs store area.

#### FIRST FLOOR LANDING

Window to the side and a view over the valley. Access to the loft.



#### BEDROOM ONE

13' 6" x 8' 2" (4.11m x 2.49m)

Window to the front, radiator.

#### BEDROOM TWO

10' 3" x 8' 2" (3.12m x 2.49m)

Window to the rear over looking the good sized rear garden, radiator.

#### BEDROOM THREE

10' 1" x 6' 2" (3.07m x 1.88m)

Window to the front, radiator.



#### BATHROOM

Comprising a white suite with a panelled bath and recent over bath shower, low level w.c wash hand basin, radiator, tiled floor. Window to the rear.

#### EXTERNALLY

#### FRONT GARDEN

Laid to lawn, shrub borders, a paved garden pathway to the front of the house, a pathway leads to the side of the house.



#### REAR GARDEN

A good sized rear garden area with lawn areas, shrub borders, a paved patio and leading to the garage and plenty of parking to the rear of the property.

#### GARAGE

A brick detached garage with a side access door, with the parking in front and to the side, belonging to this property.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 64D Potential: 84B









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements