

Boulton Street Birches Head Stoke-On-Trent ST1 2NH



Offers In Excess Of £75,000

Boulton Street, Birches Head, Stoke-On-Trent, ST1 2NH

TWO BEDROOM TERRACED located in "BIRCHES HEAD" -
ready to move into - so you won't have to spend -
GAS COMBI BOILER & DOUBLE GLAZING -
LOUNGE & DINING - making receptions of two -
a REAR yard that's easy to maintain -
with a BBQ, beer & wine you're ready to entertain -
be quick & arrange to view -

Ring DEBRA TIMMIS ESTATE AGENTS, we can do this for you.

Whether you are a first time buyer, potential landlord or just fancy living in "Birches Head" This beautifully presented mid terraced property is ready to go. Perfectly located, close to local amenities, shops, schools and Hanley Town Centre. The accommodation briefly comprises sitting/dining room, lounge, fitted kitchen and bathroom. On the first floor there are two double bedrooms. Gas Combi boiler. UPVC double glazed windows and doors. Rear enclosed garden. Viewing strongly recommended. No upward chain.

Dining/Sitting Room

11'8" x 10'10" (3.57 x 3.32)

Upvc door and double glazed window to the front aspect. Wood effect laminate flooring. Radiator. Coving to ceiling.



Kitchen

9'10" x 6'1" (3.00 x 1.87)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Four ring gas hob and built-in oven. Space for appliances. Radiator. Double glazed window to the side aspect.

Lobby

Upvc door to the side aspect. Useful store cupboard with power point and wall mounted Glow worm gas central heating boiler.

Bathroom

7'4" x 5'8" (2.25 x 1.75)

White suite comprises, panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to the side aspect. Radiator.

First Floor

Bedroom One

11'7" x 11'5" (3.55 x 3.48)

Double glazed window. Radiator. Useful storage cupboard.



Lounge

11'8" x 11'4" (3.57 x 3.46)

Double glazed window to the rear aspect. Radiator, Wood effect laminate flooring. Useful understairs storage cupboard. Access to the stairs.



Bedroom Two

11'8" x 10'10" (3.57 x 3.32)

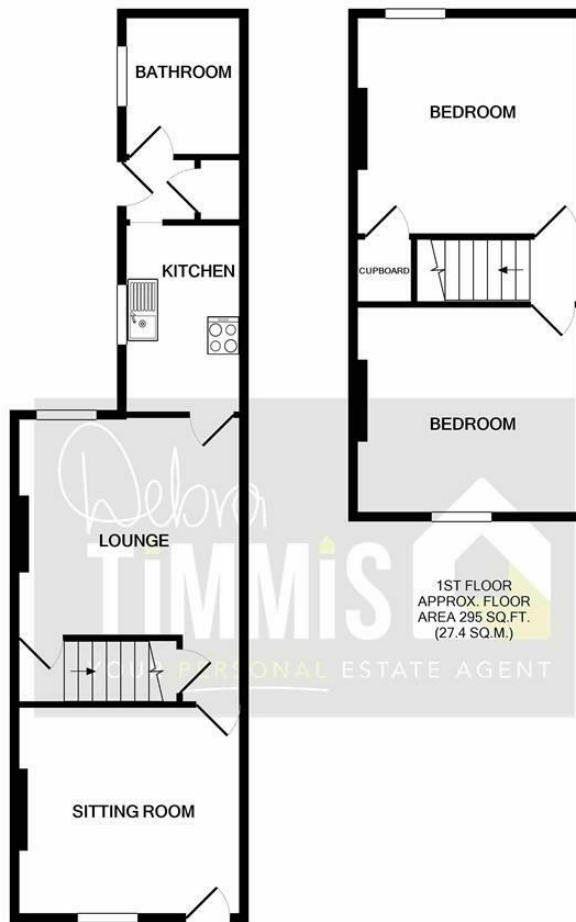
Double glazed window. Radiator.

Externally

Enclosed rear yard with paved seating area.

Pedestrian access.

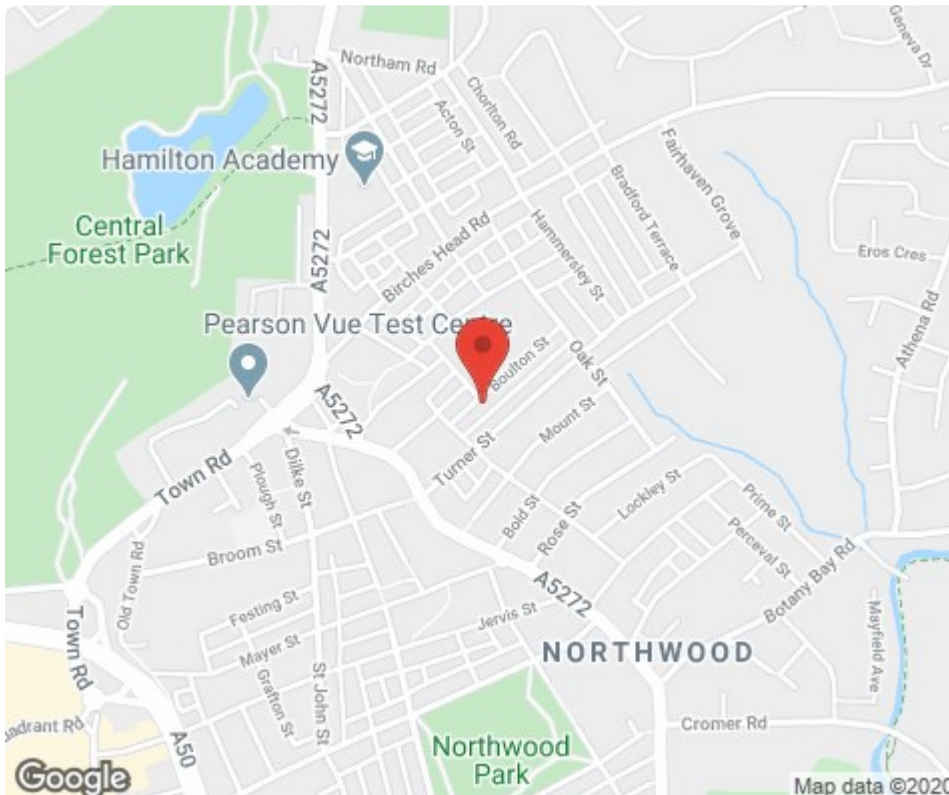




GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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