



Ground Floor

First Floor

All measurements are approximate and for display purposes only

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**Acton Street, Birches Head, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £79,950**



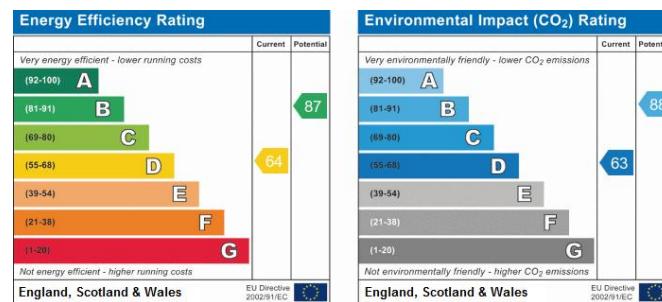




**Acton Street, Birches Head,  
Stoke-on-Trent**

**INVESTMENT OPPORTUNITY** pre let tenanted property achieving £425 PCM Martin & Co welcome to market this mid terraced home comprises of two reception rooms, kitchen and bathroom on the ground floor and two double bedrooms on the first floor. The property is double glazed and has gas central heating. Located in the ever popular residential area of Birches Head.

- Investment Opportunity
- Two Reception Rooms
- Two Double Bedrooms
- Double Glazing
- Gas Central Heating
- Achieving £425 PCM
- Good Residential Area

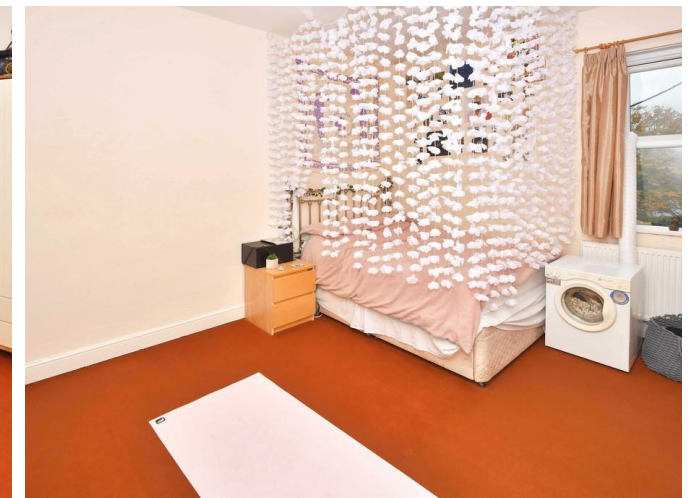


**FRONT RECEPTION ROOM** 11' 6" x 11' 5" (3.52m x 3.48m) Entered via part glazed UPVC door. Wood effect laminate flooring, wall mounted central heating radiator, chimney breast with feature fireplace, cupboard housing gas and electric meters and UPVC double glazed window to front elevation.

**REAR RECEPTION ROOM** 12' 3" x 11' 6" (3.74m x 3.52m) Wood effect laminate flooring wall mounted central heating radiator, chimney breast with feature fireplace, UPVC double glazed window to rear elevation and with stairs leading off.

**KITCHEN** 12' 9" x 6' 3" (3.91m x 1.93m) Fitted kitchen comprising of a range of base units with contrasting worktop over, breakfast bar, white sink and drainer with mixer tap over, electric hob with extractor over and oven below. Wood effect laminate flooring, part tiled walls, wall mounted central heating radiator and UPVC double glazed window to side elevation.

**REAR HALLWAY** Tiled flooring, wall mounted central heating radiator, part glazed door leading to side elevation and cupboard housing wall mounted central heating boiler.



**BATHROOM** 6' 11" x 5' 7" (2.13m x 1.71m) White three piece suite comprising of low level WC, pedestal wash hand basin and bath with shower over. Tiled flooring, tiled walls, wall mounted central heating radiator and UPVC double glazed frosted window to side elevation.

**STAIRS** Carpeted flooring.

**BEDROOM** 11' 6" x 11' 5" (3.52m x 3.48m) Double bedroom with carpeted flooring, chimney breast, wall mounted central heating radiator and UPVC double glazed window to front elevation.

**BEDROOM** 12' 3" x 11' 6" (3.74m x 3.52m) Double bedroom with carpeted flooring, chimney breast, wall mounted central heating radiator, built in wardrobe/cupboard and UPVC double glazed window to rear elevation.

