



**66 The Birches, Stoke-On-Trent, Staffordshire ST10 1EJ**  
**Price guide £195,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers

**A generously proportioned semi detached house situated within walking distance of the town offers a great opportunity for a family!**

**The house offers an entrance hallway, spacious lounge, well appointed kitchen and downstairs cloakroom. Upstairs the accommodation is just as big having three bedrooms and a bathroom with three piece suite.**

**Stands proudly with a driveway providing ample on-site parking space and leads up to a Detached Double Garage! The rear is accessed via a passage way leading to an enclosed large lawned garden area with gravelled borders and a decking entertainment area.**

**This home is ideal for growing families, within immediate access of excellent schools, road links and amenities!**

**\*\*\*\*Call us to see how to get this ball rolling and help you move in!\*\*\*\***



## **The Accommodation Comprises:**

### **Entrance Hall**

3'0" x 4'1" (0.91m x 1.24m)

On entering the hall there is a double radiator and access to the:

### **Lounge**

12'7" x 14'5" (max) (3.84m x 4.39m (max) )

A spacious lounge with an adam style fireplace having a tiled inset & hearth and coal living flame fitted gas fire being the centre point of the room. A large UPVC window allows an abundance of natural light to spill into the sitting room and there is a radiator to finish.

### **Kitchen**

9'0" x 14'9" (2.74m x 4.50m )

The kitchen is well appointed and fitted to provide a good amount of high and low level fitted kitchen units, drawers and display cupboards along with ample oak work surfaces over incorporating an enamel sink unit with mixer tap and drainer. There are two UPVC windows, laminate flooring, a radiator and an integrated dishwasher.

### **Rear Entrance Hall**

3'7" x 2'11" (1.09m x 0.89m )

The rear hallway has an oak rear entrance door, laminate flooring and a built in storage cupboard off.

### **Cloakroom**

5'1" x 2'6" (1.55m x 0.76m )

A handy downstairs WC with added wash hand basin. The flooring is laminate and there is a UPVC window.

### **Side Passage**

23'6" x 3'6" (7.16m x 1.07m )

The side passage has an Oak front entrance door, there flooring is tiled and walking through there is access to the rear garden.

### **First Floor**

Stairs rise from the Entrance Hall leading to the:

### **Landing**

Access to the roof void and a UPVC window.

### **Bedroom One**

9'9" x 9'1" (2.97m x 2.77m )

The main bedroom is fitted with double wardrobes and mirrored doors, there is a UPVC window and radiator.

### **Bedroom Two**

12'1" x 8'9" (3.68m x 2.67m )

Having a UPVC window and radiator.

### **Bedroom Three**

9'8" x 6'11" (2.95m x 2.11m )

Having a UPVC window and radiator.

### **Bathroom**

9'1" x 8'6" (2.77m x 2.59m )

A suite comprising: Panelled in bath with mixer tap and plumbed in shower spray over with glass side screen, there is a pedestal wash hand basin and low flush WC. The room has a feature cast iron radiator and heated towel rail, part tiled walls, a built in cupboard (containing the wall mounted gas central heating boiler) and a privacy UPVC window.

### **Outside**

The proeprty is accessed via a paved driveway giving access to a Detached Double Garage (See below for details) and providing ample on-site parking space edged with gravelled low maintenance borders. The rear is fully enclosed and larger than average in size consisting of a good sized lawned garden, gravelled areas, paved pathways and a decking area with brick built BBQ ideal for outside entertainment.

### **Detached Double Garage**

19'9" x 16'0" (6.02m x 4.88m )

The garage has two up and over metal doors, light & power. There is a range of built in fitted units in here too with an inset stainless steel sink unit, work surfave, plumbing for an automatic washing machine and vent for tumble dryer.

### **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### **Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### **Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

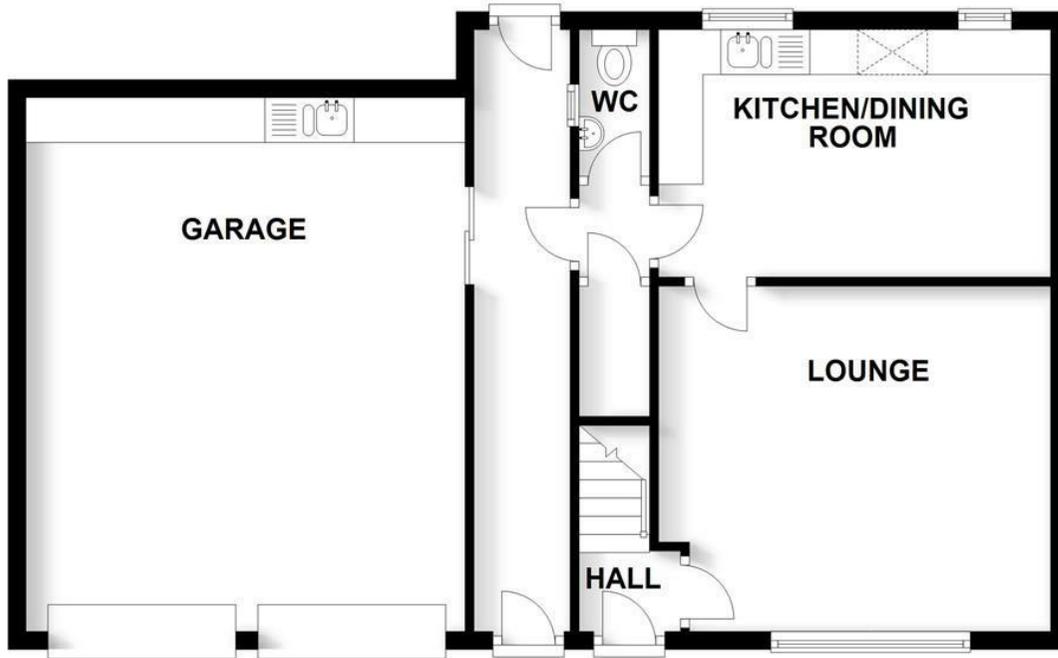
### **Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

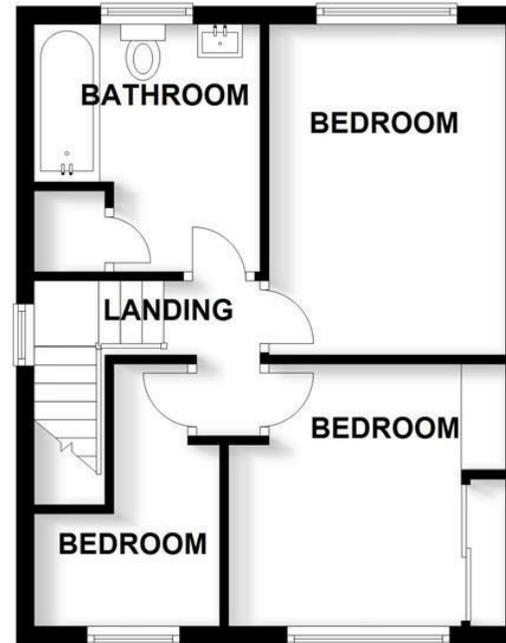




**GROUND FLOOR**  
APPROX. 790.7 SQ. FEET



**FIRST FLOOR**  
APPROX. 382.8 SQ. FEET



**TOTAL AREA: APPROX. 1173.5 SQ. FEET**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

