



Northam Road,  
Birches Head, Stoke-  
on-Trent



**OneAgency**

01782 970222

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£115,000

Semi detached house with garage, located in a popular location convenient for Hanley city centre. The property requires improvement and benefits from no chain involvement.





## GROUND FLOOR

### ENTRANCE LOBBY

Radiator, stairs to first floor.

### LOUNGE

3.63m x 3.80m (11' 11" x 12' 6") Double glazed window to front, radiator.

### DINING ROOM

3.04m x 4.19m (10' 0" x 13' 9") Double glazed window to rear, radiator.

### KITCHEN

1.49m x 4.98m (4' 11" x 16' 4") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, double glazed window to rear and side, radiator.

### PORCH

Door to front and rear.

### WC

Double glazed frosted window to side.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

3.68m x 3.80m (12' 1" x 12' 6") Double glazed window to front, radiator, built in storage area with double glazed window to front..

### BEDROOM TWO

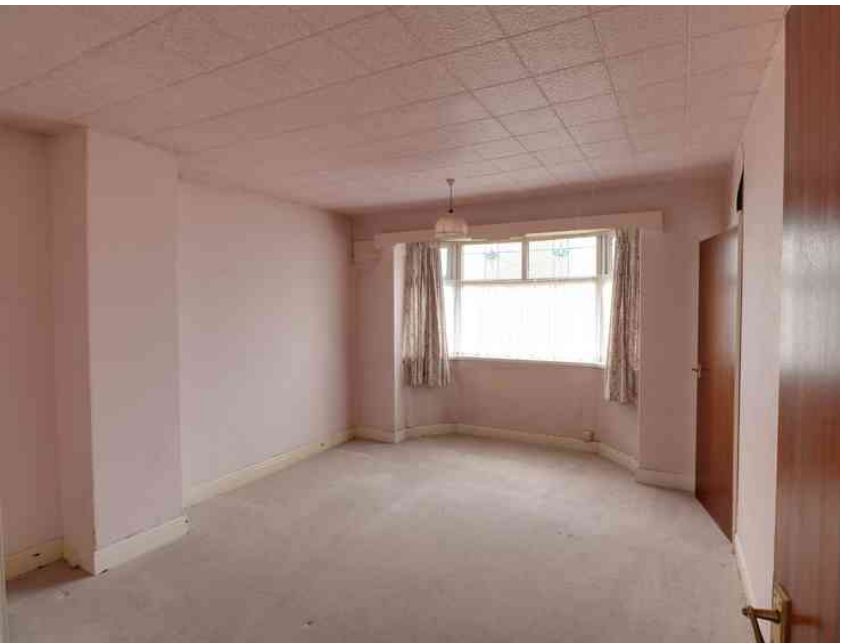
3.03m x 3.71m (9' 11" x 12' 2") Double glazed window to rear, radiator.

### BATHROOM

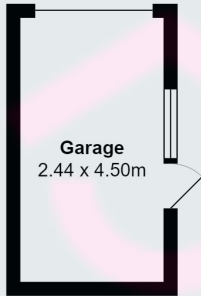
Double glazed frosted window to rear, bathroom suite, radiator.

### OUTSIDE

Garden to front and rear and garage to rear.

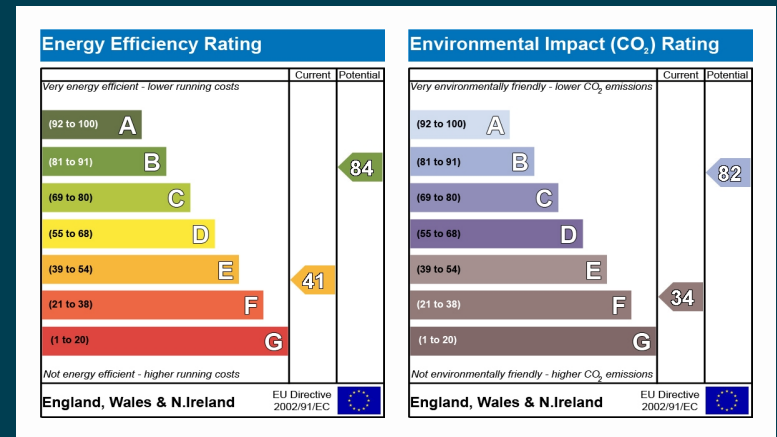
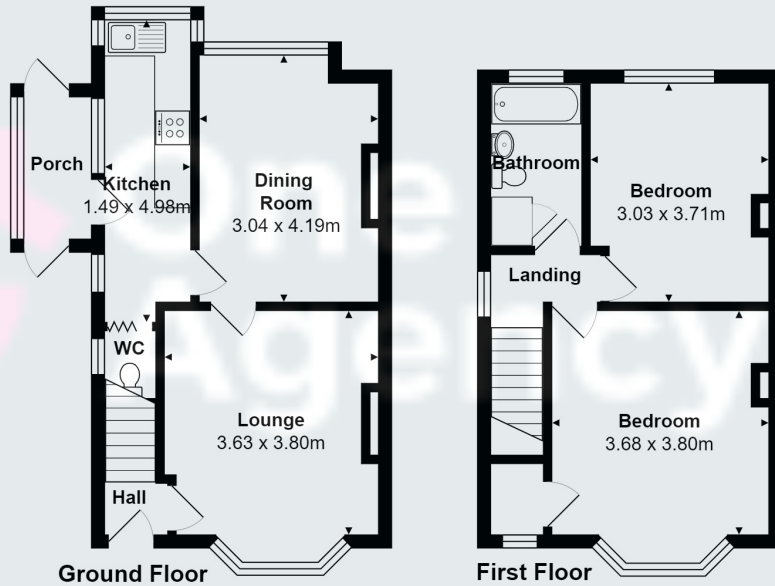


Garage (not in correct position relative to Ground Floor)



All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

Total Area: 90.6 m<sup>2</sup>



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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