



Boulton Street,  
Birches Head



**OneAgency**

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# £70,000

A two bedroom mid terraced house in Birches Head within walking distance to Hanley town center. The property is in need of some updating however would make a brilliant first time buy to investment opportunity. No Chain!





## Ground Floor

### Lounge / Diner

8.05m x 3.48m (26' 5" x 11' 5") A double glazed window to the front and rear, two gas fire places, radiator and carpet flooring.

### Kitchen

3.57m x 1.96m (11' 9" x 6' 5") A range of fitted wall and base units with worktops, stainless steel sink basin, oven and gas hobs with extractor over, space for a fridge/freezer, plumbing for a washing machine, radiator, double glazed window and vinyl flooring.

### Bathroom

2.06m x 1.68m (6' 9" x 5' 6") A bath with overhead shower, pedestal hand wash basin, low level w/c, radiator, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

3.48m x 3.39m (11' 5" x 11' 1") A double glazed window to the front, radiator and carpet flooring.



### Bedroom Two

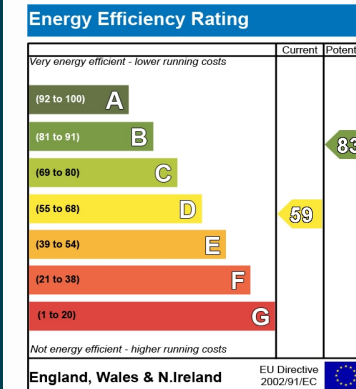
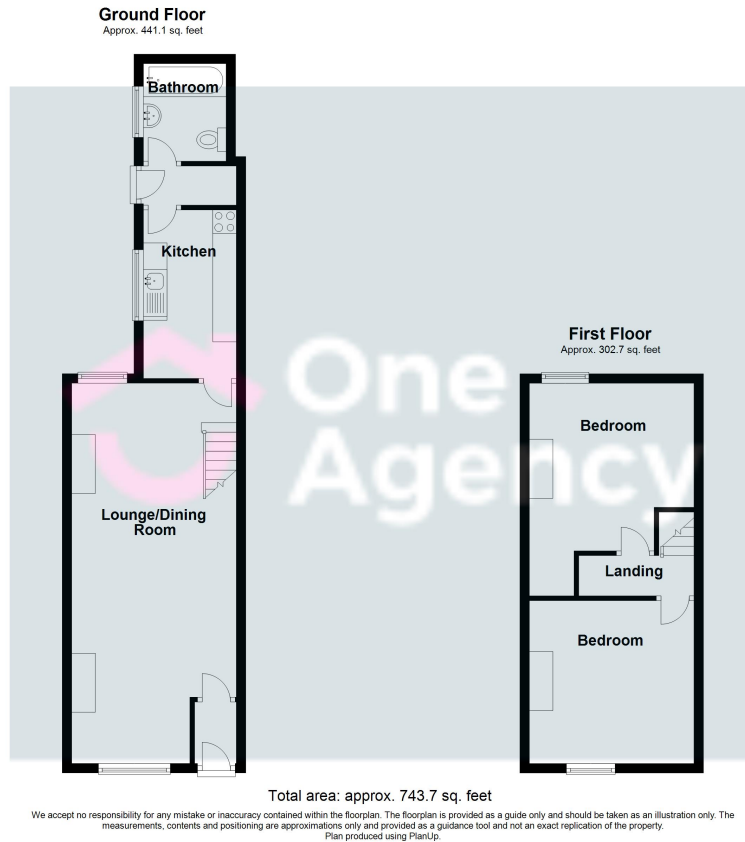
3.54m x 3.48m (11' 7" x 11' 5") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

### External

A paved rear yard with steps down to gated access to an alleyway.

### Agents Notes

We understand that an application for probate has been submitted but not yet granted.



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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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