



Gleneagles Crescent,
Birches Head



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£165,000

This 3-bedroom semi-detached home is perfect for family living. The ground floor offers a spacious living room and a separate kitchen with room for dining. Upstairs, there are three good-sized bedrooms, a shower room, and a separate WC. The property has a large driveway with space for several cars, a single garage, and a low-maintenance garden at the rear. Located close to local amenities, schools, and transport links. Viewing is recommended.





Ground Floor

Front Entrance

Door to front, radiator, storage cupboard, stairs to first floor

Living Room

Double glazed window to front, x2 radiators, internal window to dining area, gas fire

Kitchen/Dining

A mixture of wall, base and drawer units, spaces for a washer and dryer, sink and drainer unit, x2 radiators, double glazed sliding doors to rear, double glazed window to rear and two double glazed windows to side, internal window to living room

Side Porch

Door to side, under stairs storage cupboard

First Floor

Landing

Access to loft, double glazed window to side, storage cupboard



Bedroom One

Double glazed window to rear, radiator

Bedroom Two

Double glazed window to front, radiator

Bedroom Three

Double glazed window to front, radiator, storage cupboard

Shower Room

Comprising shower cubicle, WC and integral wash hand basin, heated towel rail, double glazed window to rear

Separate WC

WC, double glazed window to side

External

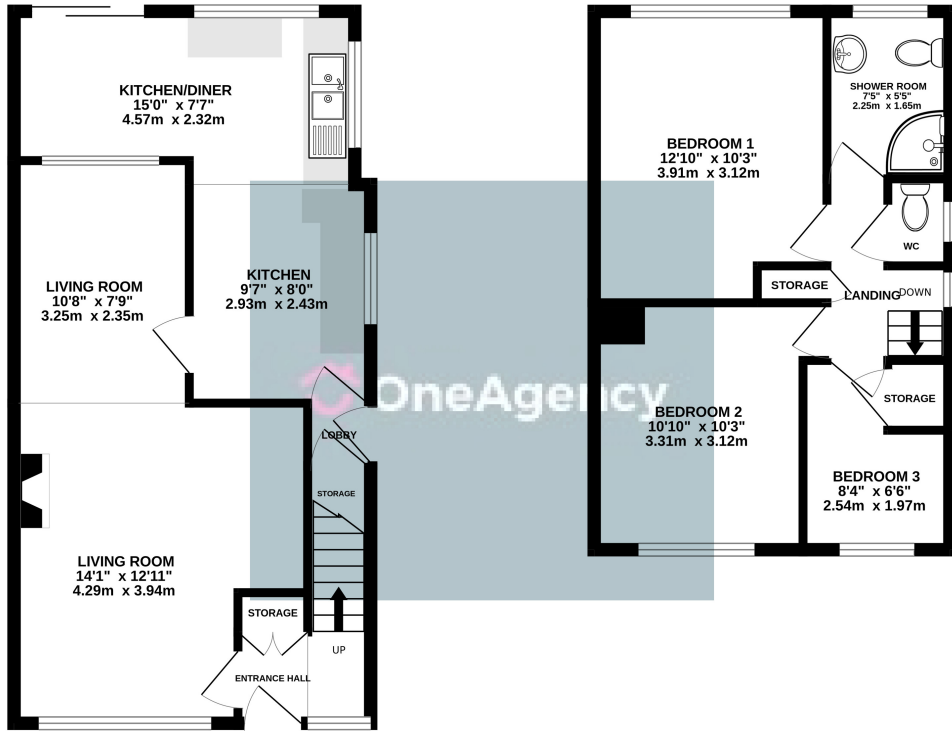
Off road parking for several cars, rear paved garden, single garage

AGENT NOTES

Stoke-on-Trent City Council - Council Tax Band C

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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