



Huntingdon Place,
Birches Head,
Stoke-on-Trent



OneAgency

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Offers in Excess of £175,000

A three bedroom semi-detached house in the popular residential location of Birches Head. Situated in a cul-de-sac the property benefits from off road parking, detached garage and generous accommodation throughout. The property is located nearby to Hanley Town Centre, local amenities and commuter links. Viewing is highly advised. No Chain!





Ground Floor

Hallway

4.53m x 1.67m (14' 10" x 5' 6") Entered through the front door, under stairs storage, radiator and carpet flooring.

Lounge

4.53m x 3.23m (14' 10" x 10' 7") A double glazed bay window to the front, radiator and carpet flooring.

Kitchen/Diner

5.34m x 4.36m (17' 6" x 14' 4") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hobs with extractor hood over, plumbing for a washing machine, space for a fridge/freezer and tumble dryer, door to the side of the property, double glazed window to the rear, radiator and tiled flooring.

Guest W/C

1.46m x 0.76m (4' 9" x 2' 6") A low level W/C, hand wash basin, radiator and tiled flooring.

First Floor

Bedroom One

4.08m x 2.72m (13' 5" x 8' 11") A double glazed window to the front, fitted wardrobes, radiator and carpet flooring.

Bedroom Two

3.02m x 2.89m (9' 11" x 9' 6") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.99m x 2.22m (9' 10" x 7' 3") A double glazed window to the front, radiator and carpet flooring.

Shower Room

1.91m x 1.66m (6' 3" x 5' 5") A walk in shower unit with glass screen, vanity hand wash basin, low level W/C, radiator, double glazed window to the rear, tiled walls and laminate flooring.

External

Front - A block paved driveway providing off road parking to the front and side.

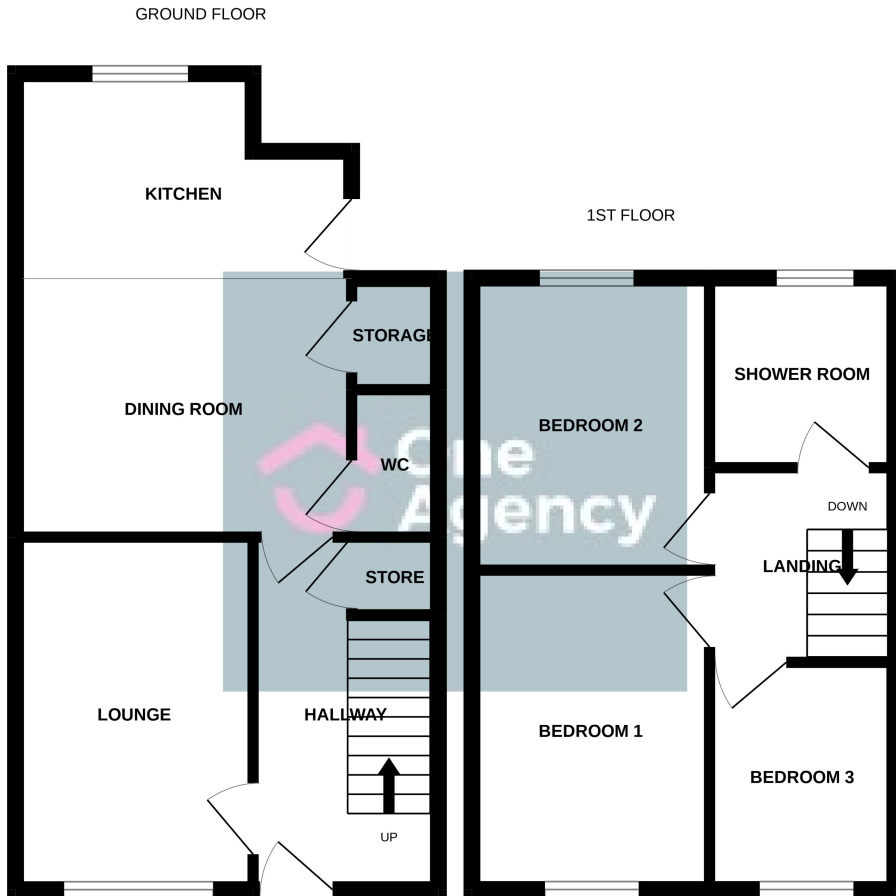
Rear - A paved patio area, space for a shed and fenced borders.

Detached Garage

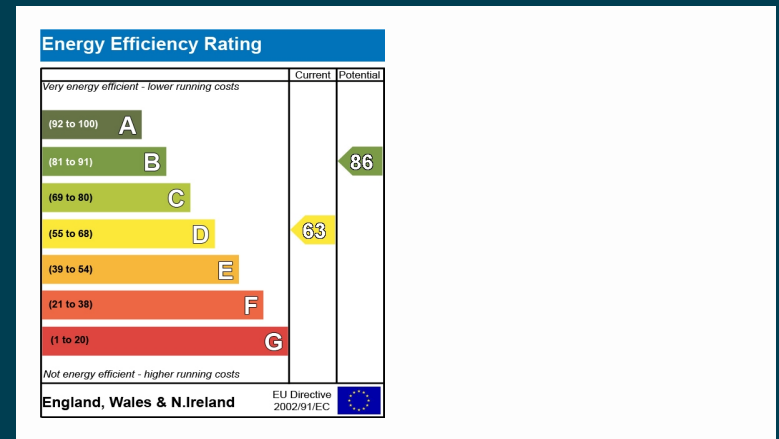
5.27m x 2.88m (17' 3" x 9' 5") An up and over door and electric power.

AGENTS NOTES

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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