



43 Widecombe Road

Birches Head, ST1 6SL

Offers in excess of £215,000



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Ground Floor

Entrance Hall

The property has a wooden entrance door to the front aspect, with side glazed inset. Tiled flooring.

Cloakroom

5'8" x 2'11" (1.75 x 0.9)

Low level W.C and wash hand basin. Partly tiled walls. Radiator

Lounge

15'10" x 13'2" (4.85 x 4.03)

A double glazed bay window overlooks the front aspect. Electric feature fire place. Television point. Stairs leading to the first floor. Radiator.

Kitchen Breakfast Area

23'2" x 7'9" (7.07 x 2.37)

Fitted with a range of wall and base storage units, inset stainless steel bowl sink unit with instant hot water tap and Corian work surfaces. Integrated appliances include electric hob with chandelier style extractor fan/light above, electric oven,

steamer, microwave combi, coffee machine, dishwasher and wine cooler. Space for American style fridge/freezer. Motion light sensors and ceiling spot lights. Integrated bluetooth speaker. Modern spiral full length radiator. Two double glazed windows to the rear aspect looking into the conservatory and bi-fold doors. Breakfast bar.

Sunroom

16'0" x 14'9" (4.9 x 4.5)

A UPVC conservatory with double glazed windows and two Velux sky lights, doors leading out onto the rear garden. Television point and radiator.

Utility Room/Office

16'0" x 7'8" (4.9 x 2.34)

A double glazed window overlooks the front aspect and an access door leads into the kitchen. Space and plumbing for washing machine. Storage cupboard housing central heating boiler. Radiator.

First Floor

First Floor Landing

Loft access hatch.

Bedroom One

10'9" x 9'11" (3.3 x 3.04)

A double glazed window overlooks the front aspect. Fitted wardrobes, dressing table and matching bedside tables. Radiator.

Bedroom Two

11'1" x 8'6" (3.4 x 2.6)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'10" x 7'6" (2.4 x 2.3)

A double glazed window overlooks the rear aspect. Fitted wardrobe and over head storage cupboards. Airing cupboard with radiator. Radiator.

Bathroom

6'2" x 5'6" (1.9 x 1.7)

A double glazed window overlooks the front aspect. Fitted with a panelled bath with shower over, low level W.C and wash hand basin. Partly tiled walls and ladders style radiator.

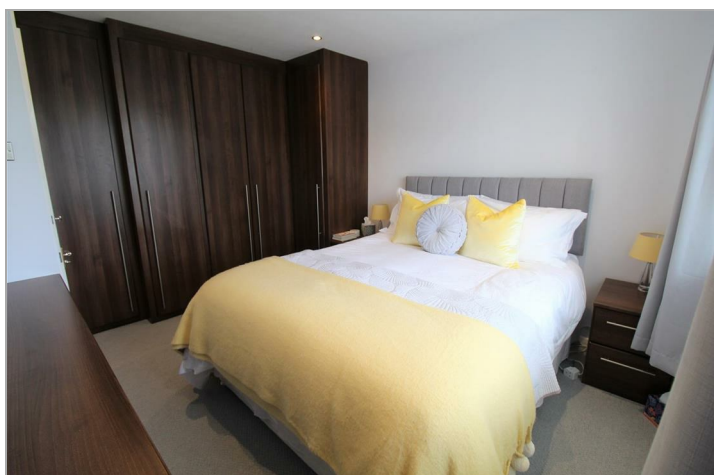
Exterior

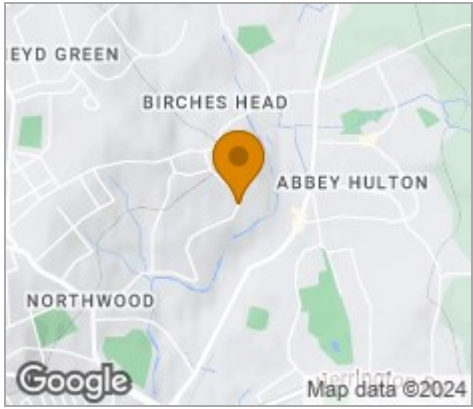
Front Garden

To the front the property has a tarmac driveway and lawned area. Enclosed by gates to the front and hedge borders.

Rear Garden

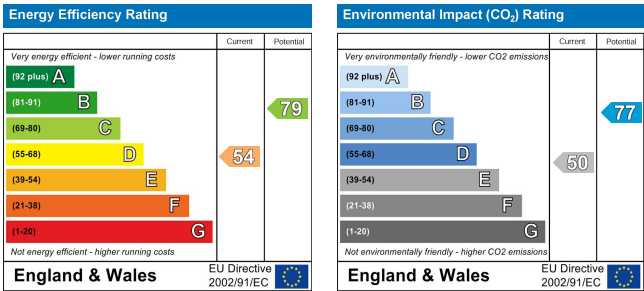
Laid to lawn with paved patio areas, hot tub and garden shed. Hedge and panelled fencing borders. Access to front down the side of the property.





Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.



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