



## 39 Fairhaven Grove Birches Head, Stoke-On-Trent, ST1 6LX

All's FAIR in love and war! Well you wait because you are bound to fall head over heels in love with this detached bungalow on FAIRhaven Grove. Time to battle and make this one yours, as this immaculate presented property is sold with no upward chain. The accommodation comprises a large lounge, fitted kitchen, three bedrooms and bathroom. Externally the property benefits from off road parking and a garage and a lawned rear garden with paved patio area. Located in the popular area of Birches Head close to local amenities, schooling and excellent commuter links to the main town centre. Are you FAIR game? Call today to book your viewing.

**£179,950**

# 39 Fairhaven Grove

Birches Head, Stoke-On-Trent, ST1 6LX



- WELL PRESENTED DETACHED BUNGALOW
- TWO GOOD SIZED BEDROOMS
- LAWNED REAR GARDEN
- LARGE LOUNGE
- SHOWER ROOM
- SOLD WITH NO UPWARD CHAIN

- FITTED KITCHEN
- DRIVEWAY & GARAGE
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

6'9" x 3'7" (2.07 x 1.11)

The property has a double glazed entrance door to the side aspect coupled with a double glazed arch window to the front aspect. Radiator.

Coordinating work surface areas and fully tiled walls. Integrated electric double NEFF oven and hob. Space and plumbing for fridge/freezer and washing machine.

### Bathroom

6'9" x 5'4" (2.06 x 1.63)

A double glazed window overlooks the side aspect. Fitted with a suite comprising walk in shower unit with waterfall shower head, low level W.C and wash hand basin. Ladder style towel radiator and extractor fan. Airing cupboard housing central heating boiler.

### Lounge

18'11" x 11'3" (5.79 x 3.45)

A large lounge with bow double glazed window to the front aspect. Fire place housing electric fire. Television point. Wall lights and radiator.

### Bedroom One

13'4" x 8'1" (4.07 x 2.47)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes, storage cupboards and bed side tables. Radiator.

### EXTERIOR

To the front there is paved driveway with a lawned area and double gates. To the side of the property the drive continues down to a detached garage. The rear garden has paved patio seating areas and a lawn with slatted borders. The rear garden is fully enclosed with a hedge border.

### Kitchen

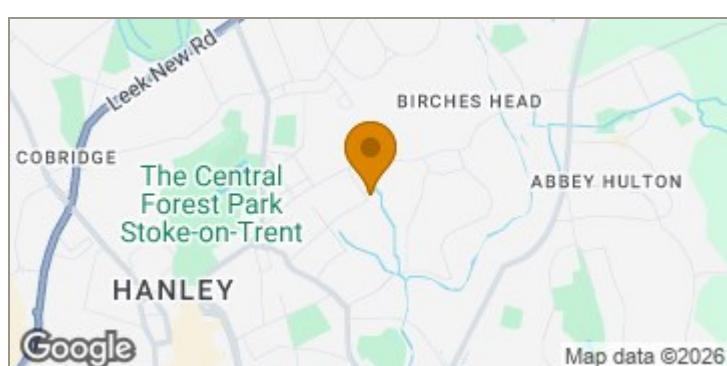
10'6" x 6'9" (3.22 x 2.07)

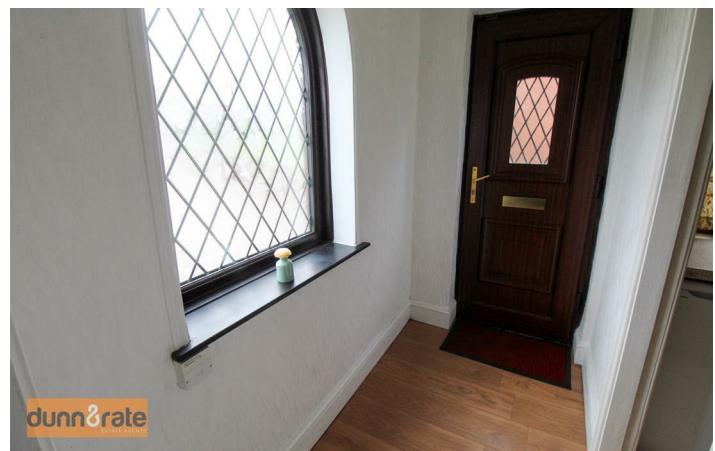
Two double glazed windows overlook the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer.

### Bedroom Two

10'2" x 8'10" (3.11 x 2.70)

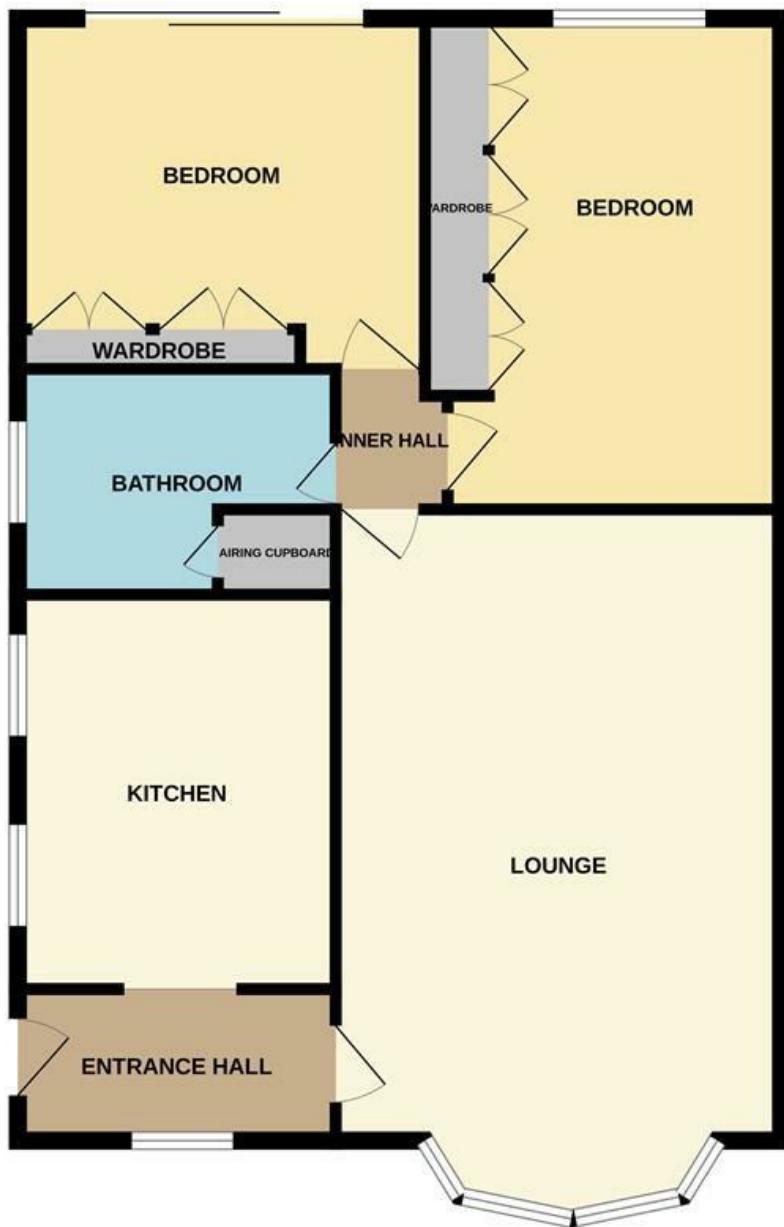
Double glazed sliding patio doors lead out to the rear garden. Fitted wardrobes and storage cupboards. Radiator.





## Floor Plan

### GROUND 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		81	
(81-91) B		65	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20) G	
		Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	