

**£130,000**

**138 Birches Head Road, Birches Head**



- FORECOURTED TERRACE
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- GOOD LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- INVESTMENT OPPORTUNITY
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL!

A deceptively spacious forecourted mid terrace house situated in a popular residential locality. This is a perfect investment opportunity but would also suit first time buyers. The property is in need of some general refurbishment but has fantastic potential. Benefits from gas central heating, uPVC double glazing, three bedrooms and the additional advantage of no upward chain! Call us today to arrange an appointment to view!

# 138 Birches Head Road, Birches Head

## **PORCH**

uPVC door, tiled floor.

## **HALLWAY**

Laminate flooring, central heating radiator.

## **LOUNGE**

*29'7" into bay x 10'9" max (9.02m x 3.28m)*

Laminate flooring, uPVC double glazing, two central heating radiators, fireplace with fitted gas fire.

## **DINING ROOM**

*10'5" x 8'5" (3.18m x 2.57m)*

Laminate flooring, uPVC double glazing, central heating radiator, under stairs store.

## **KITCHEN**

*8'0" x 8'2" (2.44m x 2.49m)*

Sink unit with cupboards below, base and wall storage units, working surfaces. Tiled floor, uPVC double glazing, plumbing for washing machine, gas central heating boiler.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet to stairs and landing, store with access to loft.

### **BEDROOM ONE**

*14'1" x 13'2" (4.29m x 4.01m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### **BEDROOM TWO**

*13'2" x 8'0" (4.01m x 2.44m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### **BEDROOM THREE**

*10'6" x 8'5" (3.20m x 2.57m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### **BATHROOM/WC**

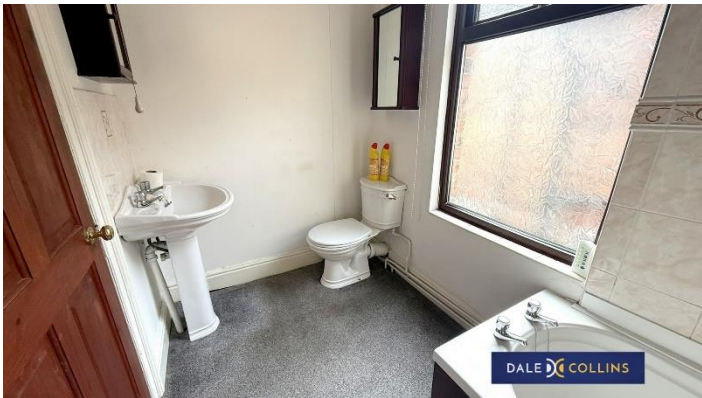
*7'10" x 5'4" (2.39m x 1.63m)*

Bath, pedestal wash hand basin, low level WC, central heating radiator, uPVC double glazing, fitted carpet, airing cupboard.

### **EXTERNALLY**

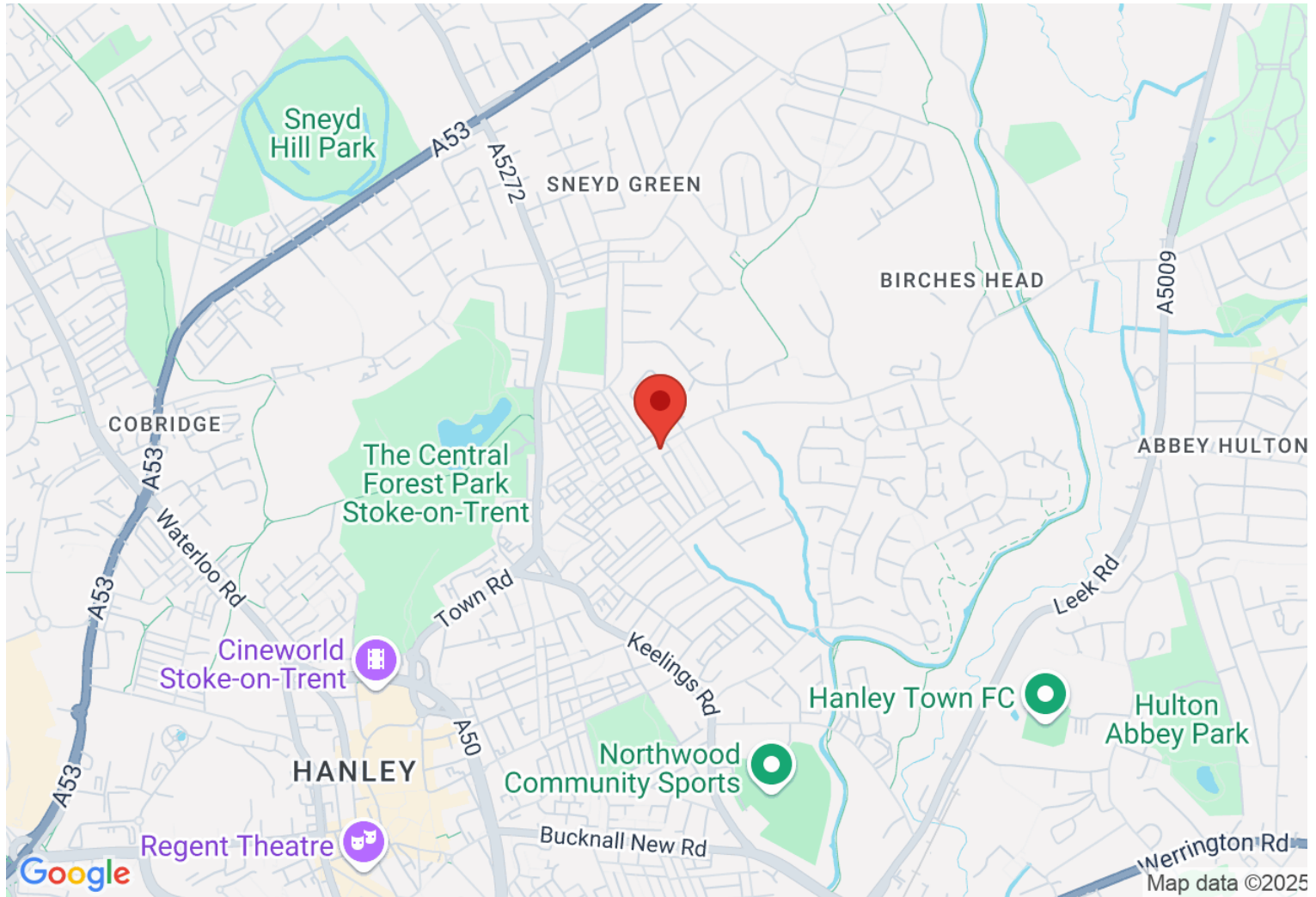
To the front of the property is a block paved forecourt. Enclosed paved yard to the rear with shed and cold water supply.







**Location: ST1 6LN**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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