



## 49 Derek Drive, Birches Head, Stoke on Trent, ST1 6BX

### £195,000 Offers in Excess of

Introducing this MUCH LOVED and IMMACULATELY presented EXTENDED three bedroom BAY FRONTED SEMI-DETACHED FAMILY HOME. Located in the very popular residential area of DEREK DRIVE in BIRCHES HEAD. Would suit FTB/young families/downsizers. Close to LOCAL SHOPS, SCHOOLS and AMENITIES and benefiting from MODERN DECOR throughout, an open plan kitchen diner along with a very useful ground floor CLOAKROOM and UTILITY.

Property briefly comprises of:- Porch, hallway, lounge, modern open plan kitchen diner, cloakroom, utility, three bedrooms and a modern family bathroom. Externally:- AMPLE OFF ROAD PARKING to the front aspect, GARAGE and an ENCLOSED LOW MAINTENANCE garden to the rear.

Extended three bedroom semi-detached house  
Located in the popular Derek Drive area of Birches Head

Immaculately presented throughout  
Modern open plan kitchen diner, cloakroom and utility  
Would suit FTB/young families/downsizers

Garage, ample off road parking, low maintenance rear garden  
Close to local shops, schools and amenities

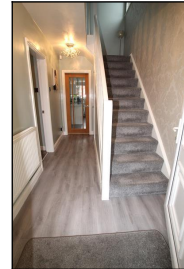
### **Porch 3.00m (9' 10") x 1.13m (3' 8")**

Enter the property via the UPVC sliding doors into the porch. UPVC side windows and a tiled floor covering.



### **Hallway**

UPVC front door with frosted windows to each side. Laminate floor covering, radiator and useful under stairs storage.



### **Lounge 3.46m (11' 4") x 4.82m (15' 10") max**

UPVC bay window with vertical blinds ensure good natural light from this elevated position. Main focal point being the electric fire within a marble effect fire surround. Carpet and radiator.



### **Lounge**



### **Open Plan Kitchen Diner 5.53m (18' 2") x 4.78m (15' 8") max**

White high gloss fitted kitchen with diamond chip work surface over. Integrated appliances include, fridge/freezer, washing machine, double eye level ovens, four ring ceramic hob and extractor fan above. Coloured sink in front of the UPVC window to the side. Further UPVC window to the rear aspect. Tiled splash backs and laminate floor covering.



### **Open Plan Kitchen Diner**



### **Dining Area**

Carpet, radiator and UPVC sliding patio doors to the rear garden.



### **Cloak Room 1.20m (3' 11") x 1.35m (4' 5")**

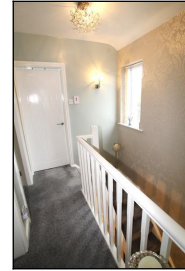
Fixed vanity unit with inset wash/hand basin and close coupled WC. High gloss wall unit provides good storage, partially tiled walls and laminate floor covering. UPVC frosted window to the rear aspect. Sliding door to inner hallway, tumble



dryer and UPVC exit door to the rear and garage.

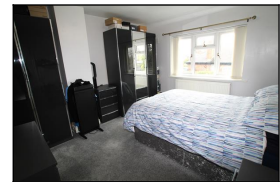
### **Landing**

UPVC window with vertical blinds to the side aspect. Access from here to the insulated and fully boarded loft space. Carpeted stairs lead from the hallway to the first floor.



### **Master Bedroom 3.54m (11' 7") x 3.80m (12' 6")**

UPVC window with vertical blinds to the rear aspect. Radiator and carpet.



### **Bedroom 2 3.48m (11' 5") x 3.90m (12' 10") max**

UPVC bay window with vertical blinds to the front aspect. Radiator and carpet.



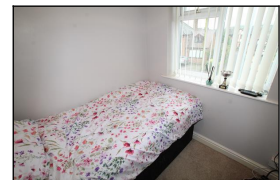
### **Family Bathroom 1.92m (6' 4") x 2.36m (7' 9")**

White bathroom suite comprising of an electric shower within a corner tiled shower enclosure, panelled bath with shower tap attachments, pedestal sink and WC. Chrome ladder style towel heater, tiled walls, and carpet. UPVC window with frosted glazing to the rear aspect.



### **Bedroom 3 1.96m (6' 5") x 1.96m (6' 5")**

UPVC window with vertical blinds to the front aspect. Radiator and carpet.



### **Garage 2.83m (9' 3") x 4.67m (15' 4") max**

Brick garage with pitched tiled roof. Electric door, power points and lighting. Pedestrian access via UPVC half glazed door.

## Patio

Paved with Indian stone.



## Rear Garden

Private and enclosed with panelled fencing, mainly laid to lawn with Astroturf for low maintenance.



## Rear Aspect



## Off Road Parking

Fully block paved for ample off road parking.



**Property Ref: OPNY000846**

## Energy Performance Certificates

TBA

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.