



## 25 Derek Drive, Birches Head, Stoke-On-Trent, Staffordshire, ST1

Offers In The Region Of £220,000

- Semi detached, three bedroom property
- Large, fully enclosed rear garden
- Extensively updated kitchen, bathroom, electrics, plastering and all carpentry
- Open plan kitchen / dining room
- Driveway and detached garage
- Gas fired combi boiler and double glazing throughout
- Contemporary kitchen and bathroom with spa bath
- Located in a quiet residential area



# 25 Derek Drive, Stoke-On-Trent ST1 6BX

Whittaker & Biggs are delighted to offer to the market this charming semi-detached house, offering a delightful blend of modern living and classic character. Built in 1935, this property has been thoughtfully updated to meet contemporary standards while retaining its original charm.

Spanning an impressive 1,023 square feet, the home boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the extensively updated open-plan kitchen and dining room, which flows seamlessly to the rear, creating a warm and inviting atmosphere for family meals and gatherings.

The property features a modern bathroom, along with upgraded electrics, plastering, and carpentry throughout, ensuring a comfortable and stylish living experience. Outside, the large, fully enclosed rear garden offers a private sanctuary, perfect for children to play or for hosting summer barbecues. Additionally, the



Council Tax Band: B



## Ground Floor

### Porch

5'8" x 1'6"

UPVC double glazed French doors with transom window to the frontage, tiled floor.

### Hall

13'5" x 6'0"

Wood double glazed door to the frontage with side light windows, stairs to the first floor, radiator, understairs storage cupboard.

### Sitting Room

14'1" x 10'11"

UPVC double glazed bay window to the frontage, radiator.

### Dining Room

10'10" x 7'11"

UPVC double glazed French doors with side light windows to the rear, anthracite vertical column radiator, inset ceiling spotlights, banquette seating.

### Kitchen

15'0" x 6'0"

UPVC double glazed bay window to the right side aspect, UPVC double glazed picture window to the left side aspect, units to the base and eye level, CDA ceramic hob, CDA electric fan assisted oven and separate grill, extractor hood, integral fridge freezer, Candy integrated washing machine, AEG integrated dishwasher, composite sink and drainer, chrome mixer tap, inset ceiling spotlights, cupboard housing the gas fired Worcester combi boiler.

## First Floor

### Landing

8'0" x 6'0"

UPVC double glazed window to the side aspect, loft hatch.

### Bathroom

6'0" x 5'9"

UPVC double glazed window to the frontage, L-shaped spa bath, chrome mixer tap, shower over, chrome fittings, rainfall shower head, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, anthracite ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

### Bedroom One

11'0" x 10'0"

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Two

12'1" x 10'10" max measurement

UPVC double glazed window to the rear, radiator.

### Bedroom Three

8'3" x 7'3"

UPVC double glazed window to the rear, radiator.

### Externally

To the frontage, paved driveway, paved garden, wall boundary, access to the rear.

To the rear, two paved patios, area laid to artificial lawn, fence boundary,

detached garage.

### Garage

18'8" x 9'1"

Brick construction, metal up-and-over door, wood glazed window to the side aspect, power and light.



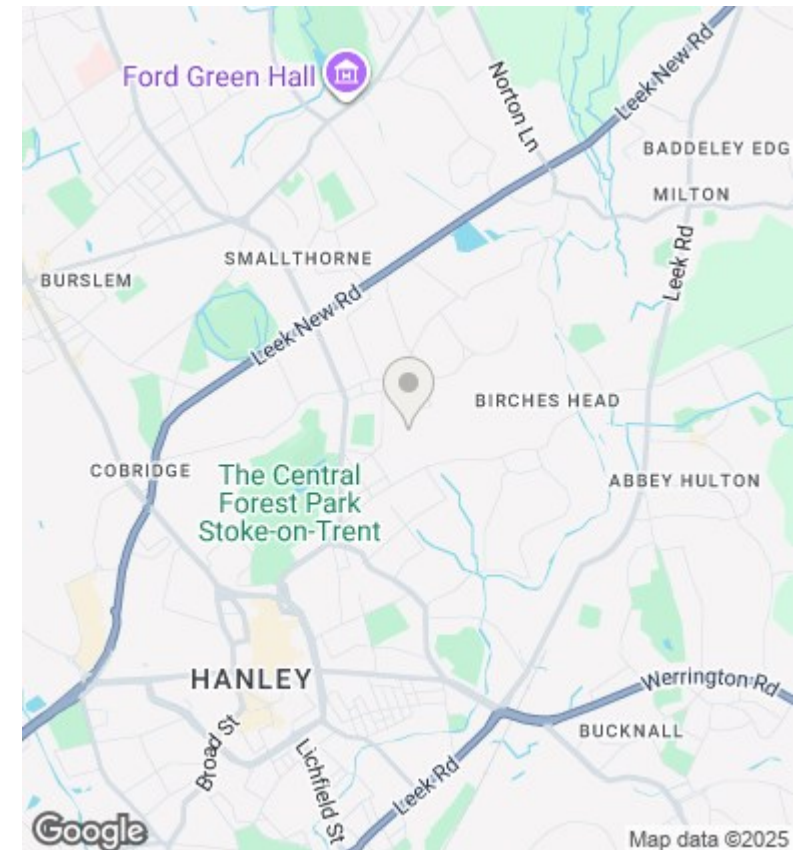








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |