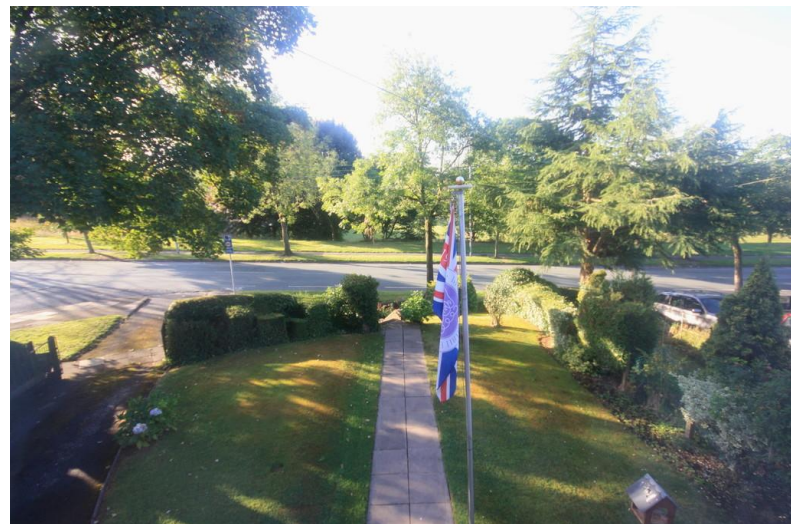


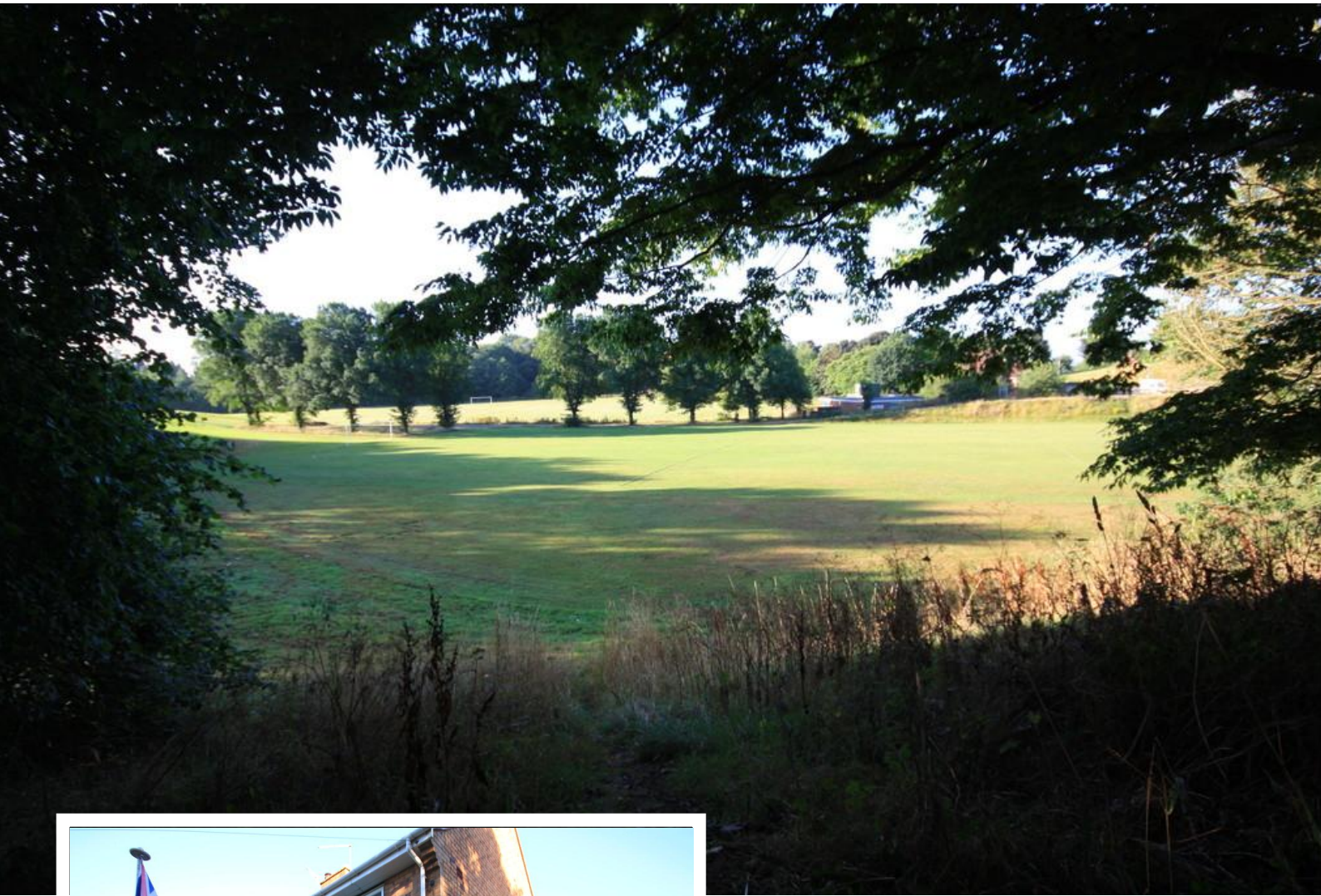


Sprinkbank Road
Chell Heath, ST6 6HH

- A SPACIOUS SEMI DETACHED HOME
- SET IN A LOVELY CORNER PLOT
- BEAUTIFUL FRONT GARDEN & OUTLOOK
- THREE BEDROOMS, NO CHAIN
- OPP. SPRING BANK RECREATION GROUND
- LOUNGE, KITCHEN/DINING ROOM
- GARAGE & USEFUL OUTBUILDINGS
- UPDATED BOILER, WINDOWS & DOORS

£165,000





Property Description

INTRO

Stop right here! We are extremely proud to present a spacious semi detached home on a unique corner plot, and surrounded by stunning greenery! With no chain, the property boasts a beautiful front garden with the Spring Bank Recreation Ground straight across the road, an excellent sized driveway and garage. Comprising an entrance hall, lounge, kitchen into a dining room, three bedrooms and a bathroom. Useful outbuildings and a nicely presented low maintenance rear garden. An updated gas central heating combi boiler, and UPVC windows and doors throughout. A highly convenient location to amenities, road links across the city and on the doorstep to some lovely nature spots. Also with room to make you own stamp with some updating - Not an opportunity to be missed - Get in touch to get your viewings booked today before it gets snapped up!





DIRECTIONS

Please use postcode ST6 6HH for Sat Nav/Google Maps. From High Lane, turn into Sprinkbank Road where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Radiator. Door to cupboard housing electric meter and alarm panel. Staircase to the first floor, please note the stair lift will be removed prior to completion. Opaque window to the side. Door to:

LOUNGE 14' 3" x 10' 7" (4.34m x 3.23m)

Window to the front, radiator. Electric fire and surround.

KITCHEN 10' 5" x 10' (3.18m x 3.05m)

Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Space for oven/grill. Plumbing for washing machine. UPVC side access door to the outbuildings, window to the rear garden. Open access to a useful store cupboard, and a further understairs pantry cupboard. Through access to the dining room:

DINING ROOM 10' 8" x 8' 10" (3.25m x 2.69m)

Window to the rear, radiator. Coving to the ceiling.

OUTBUILDINGS

With 4 useful storage rooms/areas, A paved pathway runs through, and doors to the front and rear gardens. Perspex roof.

FIRST FLOOR LANDING

Door to store cupboard housing Potterton Performa 30HE gas combi boiler (3 years old). Window to the side. Access to the loft.

BEDROOM ONE 12' 5" x 8' 10" (3.78m x 2.69m)

Window to the rear, radiator. Fitted wardrobes and store cupboard.

BEDROOM TWO 10' 10" x 10' 8" (3.3m x 3.25m)

Window to the front, with lovely woodland outlook. Radiator. Store cupboard/wardrobe.

BEDROOM THREE 9' 6" x 7' 9" (2.9m x 2.36m)

Window to the front, with lovely woodland outlook. Radiator. Door to overstairs store cupboard.





BATHROOM 7' 1" x 5' 1" (2.16m x 1.55 m)

Comprising a panelled bath with shower over, low level W.C and wash hand basin. Vinyl flooring. Radiator. Opaque window to the rear.

EXTERNALLY

FRONT GARDEN

A truly beautiful front garden with shrubbery and trees surrounding it. Set off the road, a long tarmac driveway provides plenty of parking. A pleasant laid to lawn front garden with paved pathway and front gate. Straight across the road is the Spring Bank Recreation ground, as pictured.



GARAGE

A concrete sectional garage and corrugated roof. Up and over door.

REAR GARDEN

A well presented low maintenance paved rear garden, with gravelled stone corner section and enclosed by fencing.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements