

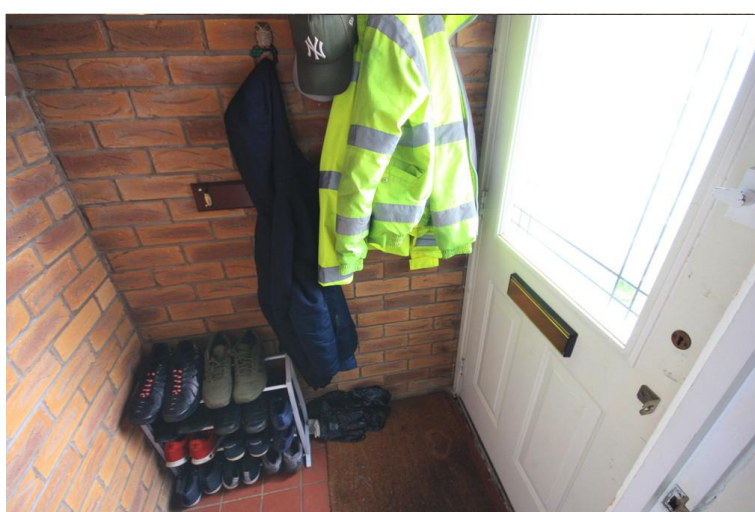
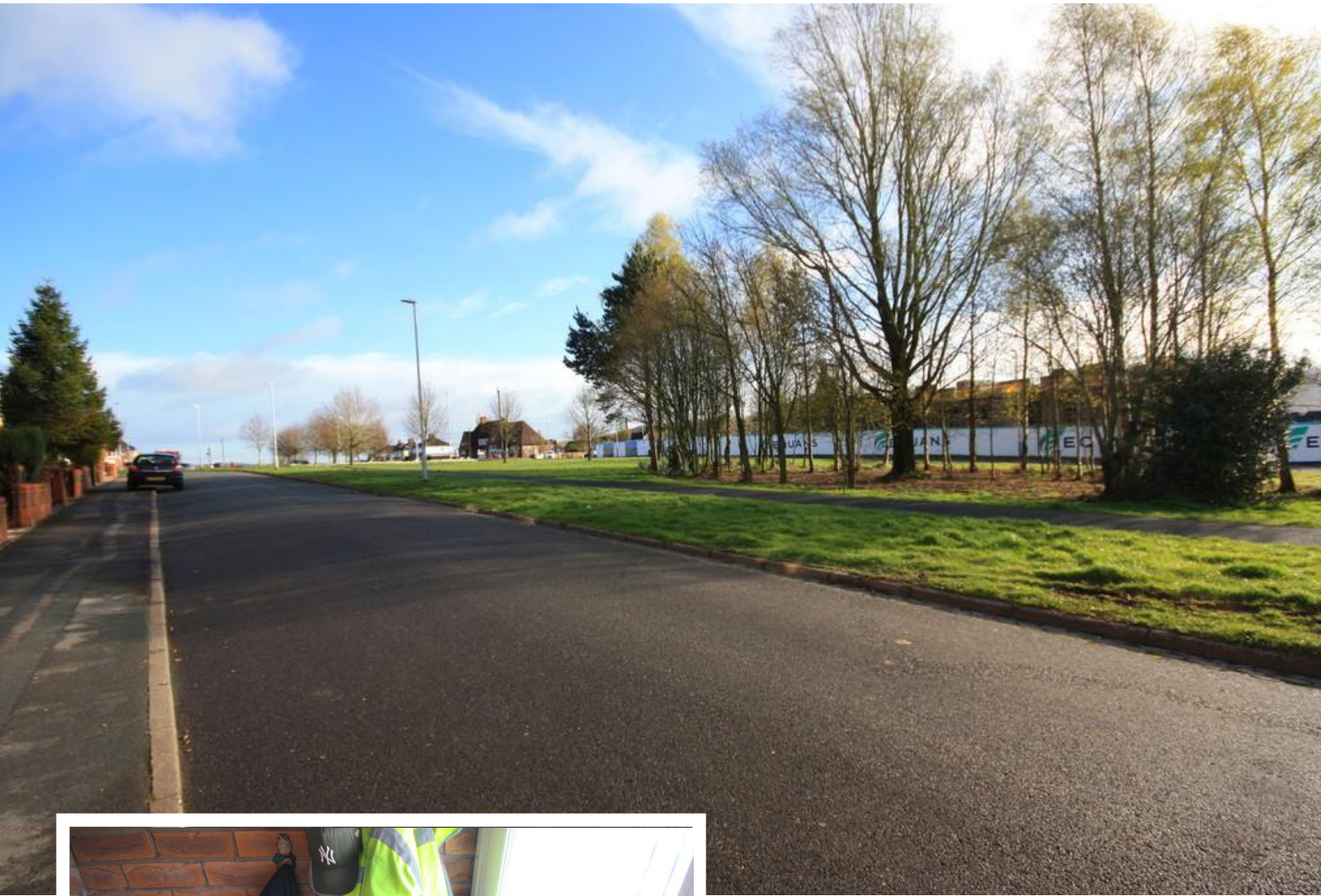


Chell Heath Road
Chell Heath, ST6 6PB

- A TOWN HOUSE
- TWO BEDROOMS
- LOUNGE, KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY FOR PARKING
- EASY ACCESS FOR AMENITIES & ROAD LINKS
- FURTHER POTENTIAL TO MAKE YOUR OWN MARK
- CAN BE SOLD AS A HOME, OR W/ TENANT IN SITU

£109,950





Property Description

INTRO

New on the market, an ideal first time buy or investment property! This lovely little home has great potential to easily make your own mark.. comprising entrance hall, lounge, kitchen/dining room, two bedrooms and a family bathroom! Timber double glazing and gas central heating from a condenser boiler. A driveway provides parking for one vehicle to the front, and featuring a lovely paved and laid to lawn enclosed rear garden. Can be sold as a home with vacant possession, or with a tenant in situ, with the current tenant paying £475pcm. Contact us today to get your viewings in!

ADDITIONAL NOTES

Please note - This property can be sold either as a home to live in, with vacant possession. Or if you are a landlord investor, the current tenant would be happy to continue renting the property. The property currently achieves £475pcm, and has a deposit in place. Ask the agent for further details on this.





DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST6 6PB. The property can be found, set back from the main road, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

Timber front entrance door. A small brick outhouse is accessed externally for useful storage. Door to:

LOUNGE

13' 2" x 12' 4" (4.01m x 3.76m)

Window to the front, radiator. Feature fireplace. Door to:

KITCHEN/DINING ROOM

13' 2" x 9' 6" (4.01m x 2.9m)

A fitted kitchen, with a defined separate area for dining. Comprising base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Space for a cooker and washing machine/dryer. Cushion flooring. Potterton Suprima boiler head unit. Useful understairs store cupboard. Sliding patio doors to the rear garden.

FIRST FLOOR LANDING

Access to the loft.



BEDROOM ONE

13' 2" x 8' 1" (4.01m x 2.46m)

Window to the rear, radiator.

BEDROOM TWO

13' 2" x 7' 6" (4.01m x 2.29m)

Window to the front, radiator. Cupboard housing immersion cylinder tank.



BATHROOM

Comprising a white suite with panelled bath, low level W.C and wash hand basin. Tiled walls. Cushion flooring. Extractor fan.



EXTERNALLY

FRONTAGE

Wrought iron gate. A block paved driveway provides parking for one vehicle. Paved pathway.

REAR GARDEN

Paved patio area, which opens up to a laid to lawn garden. Surrounded by shrubs and enclosed with 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 .



LOCAL AUTHORITY

Stoke-on-Trent City Council.

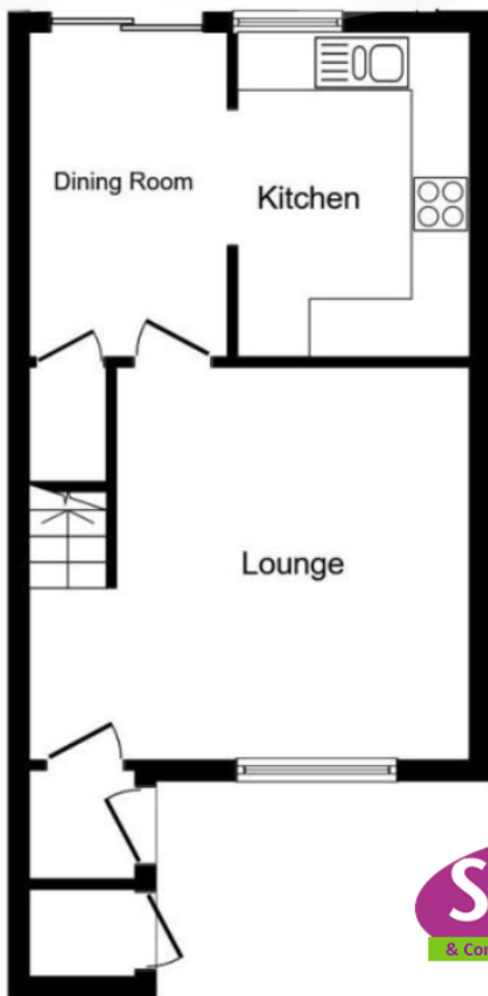
COUNCIL TAX BAND B

EPC RATING (PDF available online)

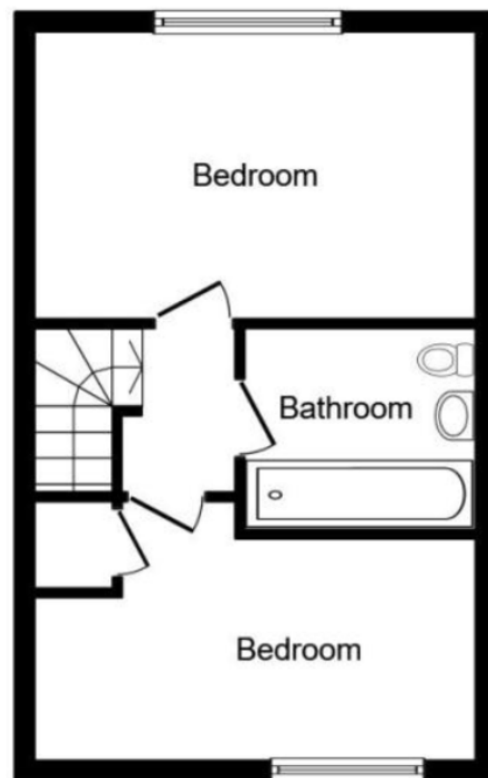
Current: 65D Potential: 86B







Ground Floor



First Floor



43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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