

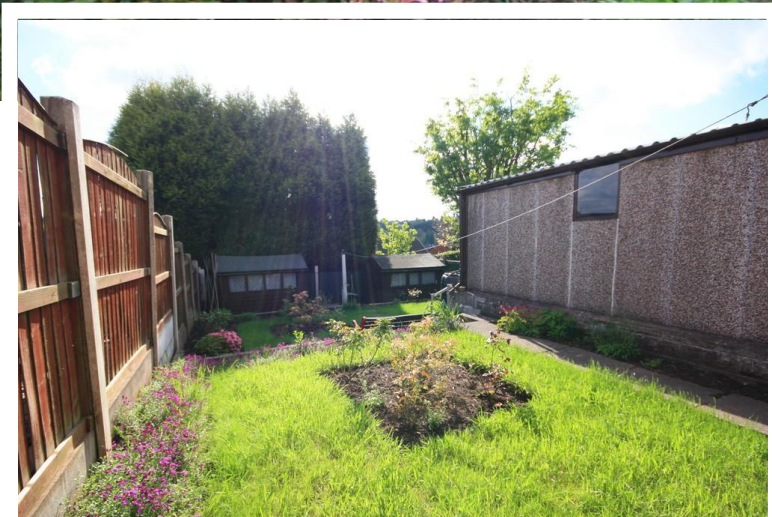


**Chell Heath Road**  
**Chell Heath, ST6 7LR**

- A SEMI DETACHED HOUSE
- BEAUTIFUL GARDENS TO FRONT & REAR
- THREE BEDROOMS
- LOVELY LOCATION & OUTLOOK
- NO CHAIN
- FURTHER POTENTIAL TO UPDATE & IMPROVE
- DRIVEWAY & DETACHED GARAGE
- ON THE DOORSTEP TO CHATTERLEY WHITFIELD

**£129,950**





## Property Description

### INTRO

For sale, a 3 BEDROOM semi detached home with NO CHAIN! A brilliant opportunity to make your own mark with this property in a great location with a lovely outlook to the front and rear. With much further internal potential, the property comprises entrance hall, lounge, spacious breakfast kitchen/dining room, three bedrooms and a ground floor bathroom. With beautifully presented gardens to the front and a private garden to the rear. Good sized long driveway and detached garage. UPVC double glazing and gas central heating. On the doorstep to rural Chatterley Whitfield walks, whilst being convenient to local amenities and road links across the city. Contact us today to get your viewings booked before it gets snapped up!

### DIRECTIONS

Please follow postcode ST6 7LR for Sat Nav/Google Maps. From Bradeley, proceeding up towards Chell on Chell Heath Road, the property can be found on the left hand side, as set back from the road, and identified by our For



Sale sign.

## ACCOMMODATION

### ENTRANCE HALL

UPVC side access door. Leading to stairs to the first floor, with radiator.

### GROUND FLOOR BATHROOM

8' 2" x 5' 9" (2.49m x 1.75m)

Comprising a panelled bath with Triton electric shower over, low level W.C and wash hand basin. Opaque window to the front, radiator. Tiled walls. Suite requires updating.



### LOUNGE

11' 10" x 11' 5" (3.61m x 3.48m)

Window to the front with pleasant outlook, radiator. Gas fire, with current back boiler and surround.

### KITCHEN/ DINING ROOM

15' 4" x 14' 2" (4.67m x 4.32m)

A spacious room with potential to make a lovely kitchen with defined area for dining. Window to the rear overlooking the back garden. UPVC side/rear access door. Single drainer sink unit, base and wall mounted cupboards. Cupboard housing immersion cylinder tank. Door to electric consumer unit (requiring updating) gas meter and alarm panel. Polystyrene ceiling. The suite requires updating but can be re-designed to suit a variety of needs.



### FIRST FLOOR LANDING

Turn and flight staircase, window to the side.

### BEDROOM ONE

11' 8" x 11' 3" (3.56m x 3.43m)

Window to the front with a nice view, radiator. Wardrobes.

### BEDROOM TWO

14' 9" x 8' (4.5m x 2.44m)

Window to the rear with a pleasant outlook, radiator.

### BEDROOM THREE

8' 9" x 5' 8" (2.67m x 1.73m)

Window to the front with a nice view, radiator.



## EXTERNALLY

### FRONT GARDEN

A beautifully presented front garden with laid to lawn garden area, shrub borders. Gated access to the good size paved driveway for parking, with through access to the side of the property. External access to a small storage



attached to side of the house.

#### DETACHED GARAGE

15' 10" x 8' 10" (4.83m x 2.69m)

Concrete sectional garage with new roof. Up and over door. Power and lighting.

#### REAR GARDEN

A lovely presented rear laid to lawn garden with two tiers, steps down with paved area. Two timber sheds. Enclosed by fencing and shrub borders, whilst keeping nicely private. Needs to be seen to be fully appreciated!



#### ADDITIONAL NOTES

The property has UPVC double glazed windows and doors but may require replacing. The property benefits from updated UPVC fascias and soffits. The property has no onward chain.

#### 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) TO FOLLOW

Current: Potential:







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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 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