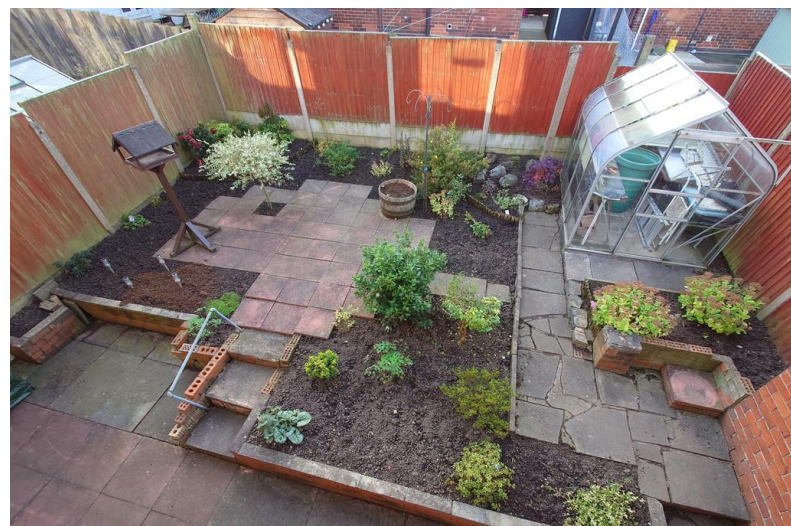




Homer Place Chell Heath, ST6 6HX

- A SEMI DETACHED HOME
- THREE BEDROOMS
- NO CHAIN, CUL DE SAC LOCATION
- SPACIOUS BREAKFAST KITCHEN
- LOUNGE, UTILITY/STORE
- USEFUL OUTHOUSES
- BROWN UPVC D/G & GAS C/H
- NEAR TO THE LOVELY MONKS-NEIL PARK

£125,000





Property Description

INTRO

WOOHOO! New for sale 'Homer Place' - A spacious three bedroom semi detached home with NO CHAIN! Comprising entrance porch and good sized hall, lounge, spacious breakfast kitchen, utility/store, and useful outbuildings with storage and a W.C, three bedrooms and updated bath/shower room. UPVC double glazing and gas central heating from a combi boiler. Low maintenance front and rear gardens, no off-road parking available. Cul de sac location. A lovely opportunity with some further potential to add your own mark. Also on the doorstep to the lovely Monks-Neil Park, and within easy access to local amenities and road links.

DIRECTIONS

Please follow Sat Nav/Google Maps with the postcode ST6 6HX. Upon entering Homer Place, the property can be found at the head of the cul-de-sac on the right hand side as identified by the For Sale board.



ACCOMMODATION

ENTRANCE PORCH

A UPVC front entrance door with window to side. Timber door to:

ENTRANCE HALL

With staircase to the first floor, and covered radiator. Small cupboard housing gas meter. Space for a small desk or furniture. Alarm panel. Two windows to the front.

LOUNGE

12' 9" x 12' 5" (3.89m x 3.78m)

Sliding doors to the rear garden. Gas fire with feature surround. Radiator. Two wall lights. Coving to the ceiling. Newly fitted blinds.



BREAKFAST KITCHEN/ DINER

12' 5" x 10' 3" (3.78m x 3.12m)

A spacious kitchen with space to make dining area. Comprising base and wall mounted cupboard units, with worksurfaces. Single drainer sink unit. Window to the rear, and to the side (overlooking the outhouse area). Free standing gas oven/cooker with extractor over. Breakfast bar area. Cupboard housing electric consumer unit and electric meter. Door to a useful understairs store cupboard/pantry, having a small window to the front. Door to:



UTILITY/ STORE ROOM

6' x 5' 10" (1.83m x 1.78m)

British Gas combi boiler. Door to extra storage cupboard. Window to the outhouse, and timber access door.

OUTHOUSES/ W.C

UPVC entrance door to the frontage. Timber rear door. Perspex roof. Outhouses comprises of 2 store rooms (one with window to the front) and a cloaks/w.c.

FIRST FLOOR LANDING

Currently fitted with a stairlift (but this will be removed prior to completion). Window to the front aspect. Access to the loft.



BEDROOM ONE

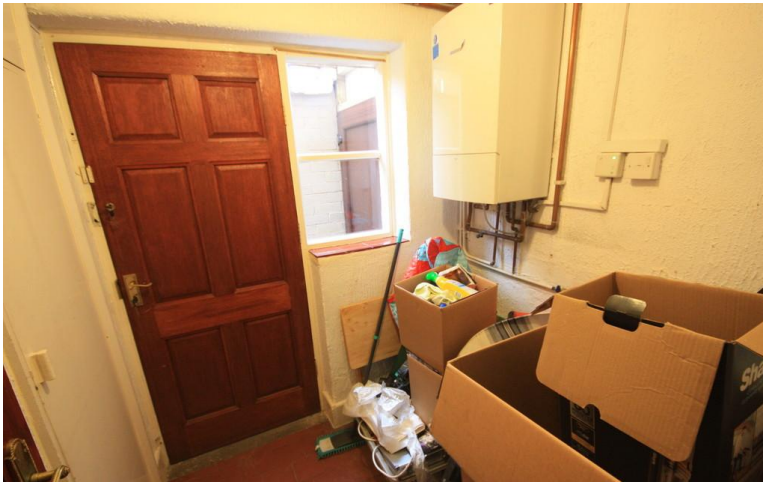
11' x 10' 6" (3.35m x 3.2m)

Window to the rear, radiator. Fitted wardrobes across one wall. Newly fitted blinds.

BEDROOM TWO

10' 4" x 9' 5" (3.15m x 2.87m)

Window to the rear, radiator. Newly fitted blinds.



BEDROOM THREE

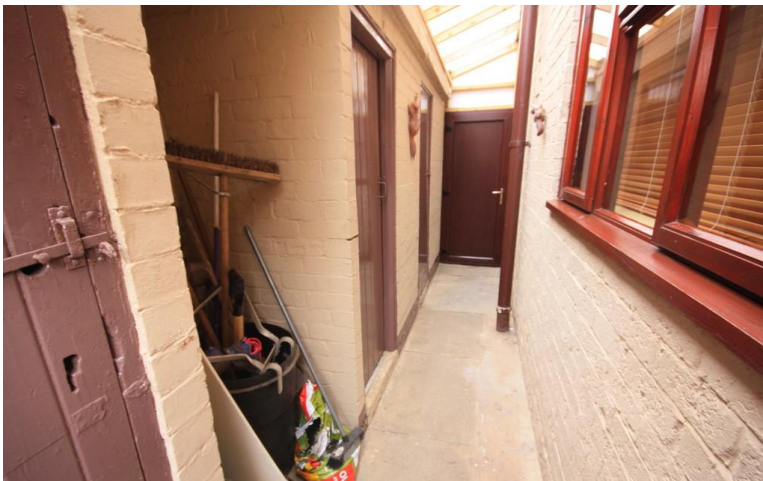
9' 7" x 7' 7" (2.92m x 2.31 m)

Window to the front, radiator. Useful overstairs store cupboard. Newly fitted blinds.

BATH/SHOWER ROOM

9' 3" x 5' 10" (2.82m x 1.78 m)

A beautifully presented and updated suite, with panelled bath, and separate shower cubicle with mains pressured shower. Low level W.C, wash hand basin. Opaque window to the side. Dome light. Well presented wall and floor tiling.



EXTERNALLY

FRONTAGE

Enclosed by a stone wall, and with gated access. Paved pathway leads to the front of the property, set out currently with excellent disabled access via a paved ramp, and railings. Plum slate area with shrubs.

REAR GARDEN

A paved patio rear garden, with further potential to update to a nice low maintenance garden area. Enclosed by fencing. Some shrub borders. Greenhouse.

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.

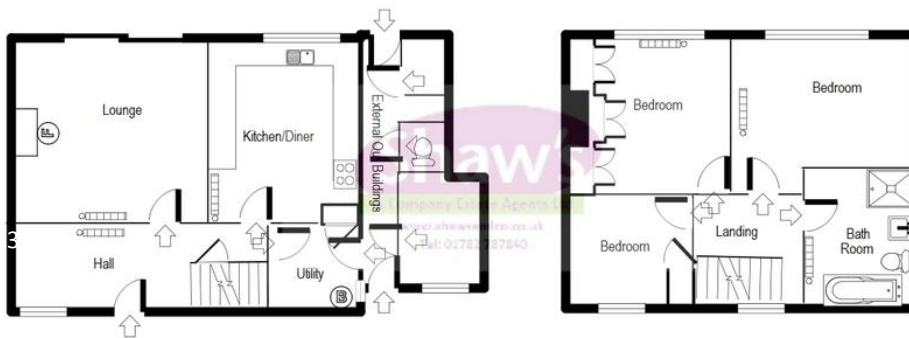
COUNCIL TAX BAND

EPC RATING (PDF available online)

Current: 71C Potential: 84B







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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 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