



Chapel Street
Butt Lane, ST7 1NN

- A TERRACED HOUSE
- NO CHAIN, CASH BUYERS ONLY
- TWO/THREE BEDROOMS
- RENOVATION REQUIRED
- BEAUTIFUL REAR GARDEN
- LOUNGE, KITCHEN/DINER
- GROUND FLOOR BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£75,000





Property Description

INTRO

FOR SALE with amazing potential and NO CHAIN for CASH BUYERS ONLY - A two bedroom terraced property with potential to make a third - The property comprises lounge, kitchen/dining room, rear hall, ground floor bathroom, two bedrooms and with access to a third room off. The property features a stunning rear garden, being paved, laid to lawn and surrounded by mature trees and shrubs. UPVC double glazing and gas central heating. Convenient location to amenities and road links. Full renovation required, an ideal investment project - Don't hesitate to contact us as this will be swept up very quickly!

ADDITIONAL NOTES

The property is in need of a full renovation, being new kitchen/bathroom suites, decor and carpets throughout etc. Whilst some previous damp proof coursing have been in place and with air bricks, we would recommend a full renew of the damp proof coursing. There is a gas boiler, with immersion cylinder tank, which can be renewed with a combi boiler if required. There is UPVC double glazed



windows and doors throughout.

DIRECTIONS

From A34 Congleton Road, turn left into Chapel Street, follow the road down where the property can be found on the right hand side, with no For Sale board currently there.

ACCOMMODATION

LOUNGE

12' 7" x 11' 11" (3.84m x 3.63m)

UPVC front entrance door. Window to the front. Gas fire with surrounded (currently disconnected). Cupboard concealing gas and electric meters, and electric consumer unit (requires updating).

KITCHEN/DINING ROOM

12' 6" x 11' 11" (3.81m x 3.63m)

Comprising a kitchen suite with base and wall mounted cupboard units and worksurfaces. Potential to create a good sized kitchen diner. Single drainer sink unit. Electric oven and hob. Inbuilt fridge, and washing machine. Radiator. Window to the rear. Door to a useful understairs store cupboard. Door to staircase to the first floor.

REAR HALL

A small hall with UPVC door to the rear garden, leading to:

BATHROOM

7' 10" x 6' 10" (2.39m x 2.08m)

Comprising a panelled bath with electric shower over, wash hand basin and low level W.C. Opaque window to the side. Radiator. Tiled walls and flooring. Cupboard housing gas boiler and immersion cylinder tank.

FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 11' 11" (3.84m x 3.63m)

Window to the front, radiator,

BEDROOM TWO

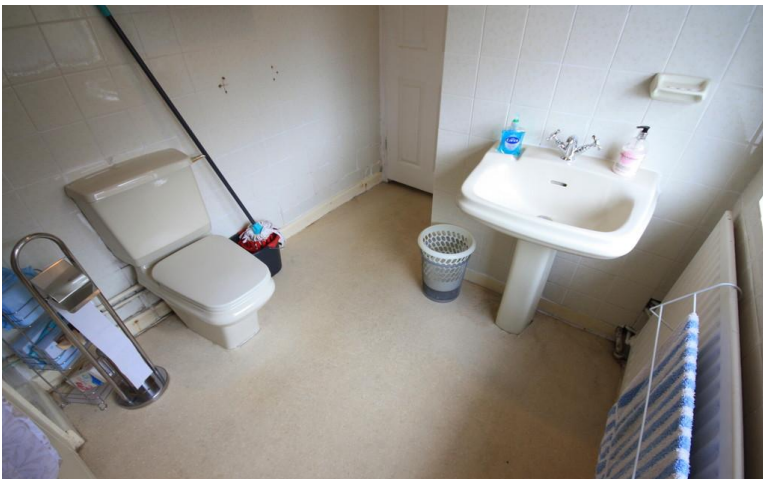
12' 7" x 12' (3.84m x 3.66m)

Window to the rear, radiator. Door to store cupboard, also having access to the loft space (insulated). Door, and step down to:

BEDROOM THREE

13' 11" x 6' 8" (4.24m x 2.03m)

Window to the side, and feature circular window to the rear (timber).





EXTERNALLY

REAR GARDEN

A beautifully presented rear garden featuring mature shrubs and trees giving a pleasant and good sized garden area. Paved patio area and pathway leads to a laid to lawn garden area. Enclosed by wall and fencing. A useful coal storage attaches to the back of the property, with power and lighting. Through access to the side alley for bin access etc.

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

Newcastle Borough Council.

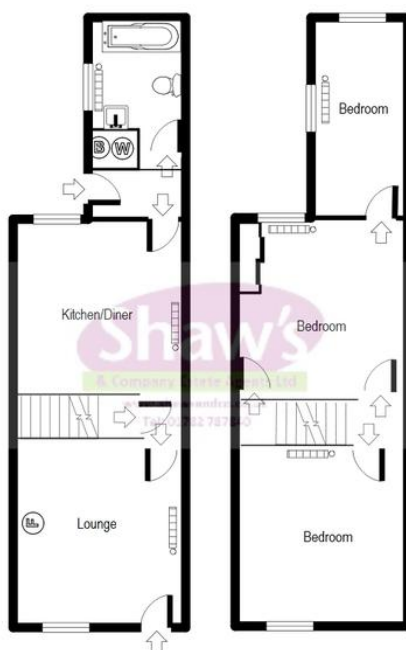
COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 43E Potential : 86B







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