



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

- A SEMI DETACHED HOUSE
- EXTENDED KITCHEN
- WITHIN A POPULAR LOCATION
- THREE BEDROOMS, GROUND FLOOR BATHROOM
- NO CHAIN
- LANDSCAPED GARDENS, GARAGE
- HALL, LOUNGE, DINING ROOM
- UPVC D/G & GAS C/H

**£135,000**





## Property Description

### INTRO

Located within a popular & convenient location a semi detached house comprising, hallway, lounge, dining room, extended kitchen, a ground floor bathroom, three bedrooms, (bedroom three currently has a sink & W.C installed) Externally landscaped established gardens, a driveway and garage. Some further potential. The garden attracts afternoon sun. Further potential within and to extend to the side or rear, subject to consent. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and road links leading to the A527/A500/M6/A53 no chain. Viewing imperative without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST6 7LR. From Bradeley proceed towards Chell Heath, the property can be found on the left hand side, set back from the road. Identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor, window to the side.

#### GROUND FLOOR BATHROOM

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

Window to the front elevation. Suite comprising: Panelled bath with shower over, low level W.C, wash hand basin. Tiled walls.

#### LOUNGE

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

Window to the front elevation. Gas fire, radiator. Double doors to the dining room.



#### DINING ROOM

11' 5" x 7' 3" (3.48m x 2.21m)

Internal window. Radiator. Door to:

#### KITCHEN

11' 3" x 6' 4" (3.43m x 1.93m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Side access door.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:



#### BEDROOM ONE

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

Window to the front elevation with a view towards Brown Edge. Built in wardrobes, radiator.

#### BEDROOM TWO

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

Window to the rear elevation with a view over the local area and Burslem Golf Course. Cupboard housing the gas central heating boiler. Radiator.

#### BEDROOM THREE

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

Window to the front elevation with a pleasant view. This room is currently has a low level W.C and wash basin.



#### EXTERNALLY

#### FRONT

Garden laid to lawn with shrub borders. Paved drive provides off road parking with through access to the:

#### GARAGE

Concrete sectional construction, up and over door.



#### REAR

A private garden with fence and shrub borders. Tiered and laid to lawn. Steps lead to a paved patio and shrub borders and mature shrubs 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 be 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 .

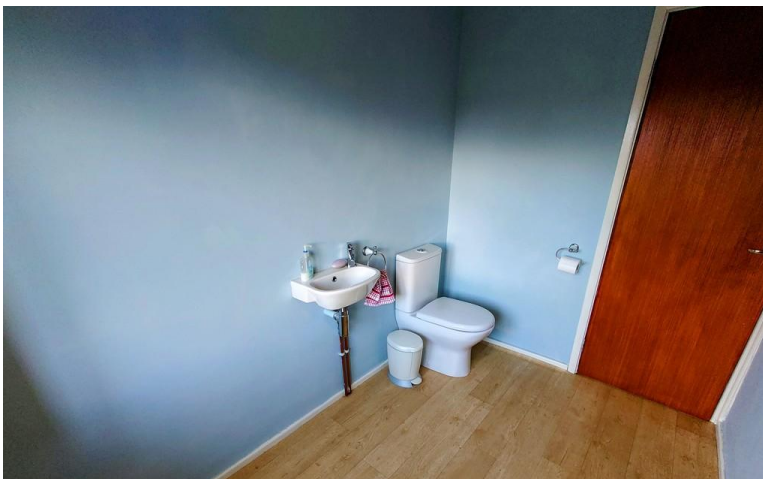
#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND B

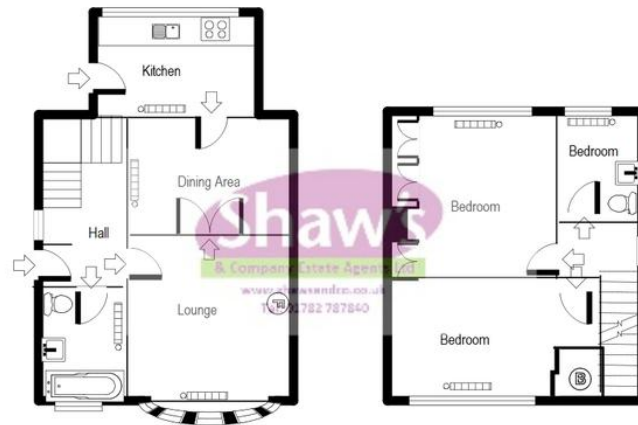
#### EPC RATING (PDF available online)

Current: 65D Potential: 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