

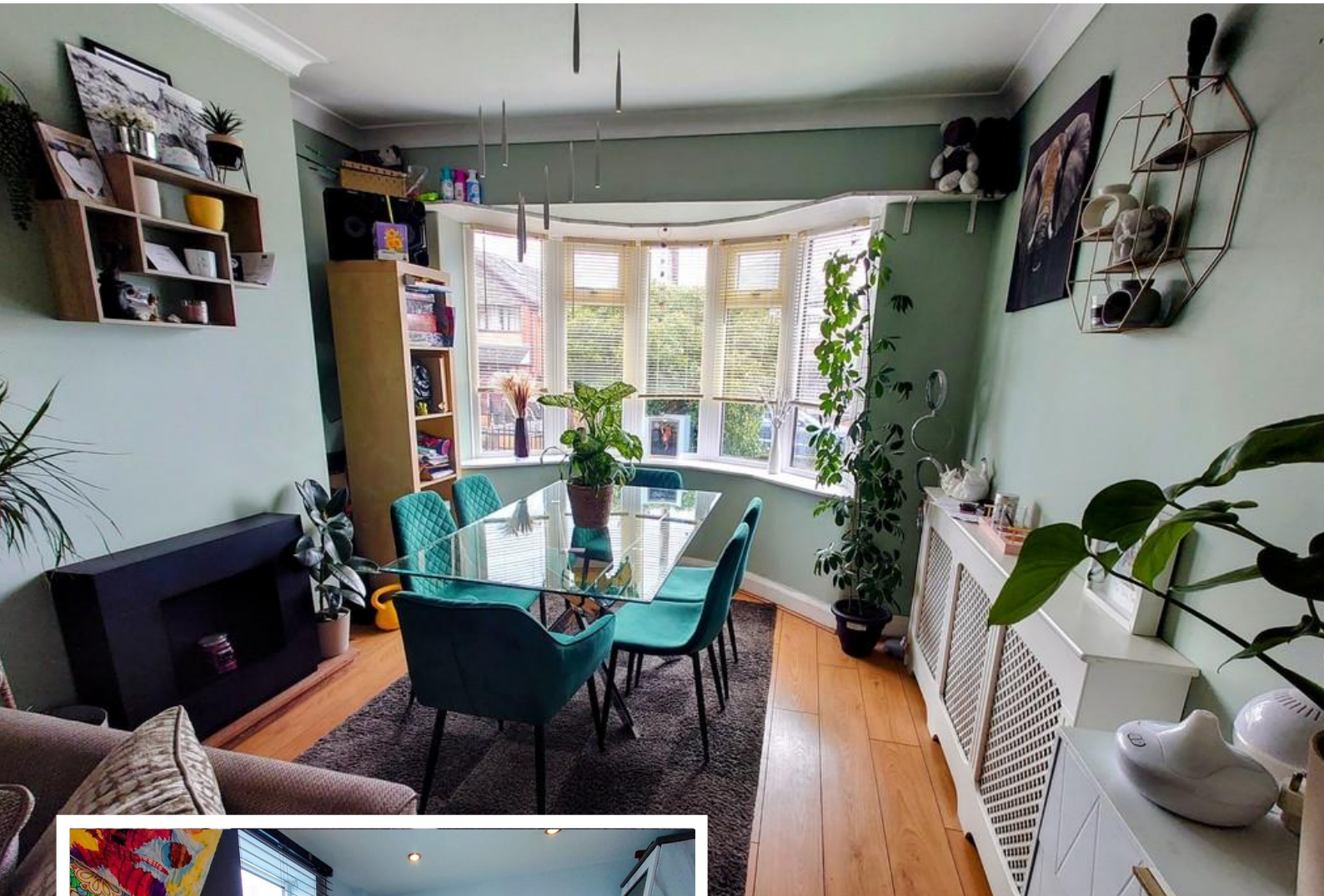


**Chell Green Avenue**  
**, ST6 7JY**

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- HALL, EXTENDED LOUNGE
- DINING ROOM, KITCHEN
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/H

**£190,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented extended mature semi detached house comprising, hall, a bay window dining room, extended lounge, kitchen, three bedrooms, a family bathroom. Externally a driveway, front and rear gardens, a garage. UPVC double glazing & gas central heating. The property is located within easy access to all amenities & road links. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 7JY. From High Lane turn in to Clement Avenue. Turn right in to Chell Green Avenue, the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a composite door.. Staircase to the first



floor. Under stairs store, coving to the ceiling. Radiator.

**DINING ROOM**

10' 10" x 10' 10" (3.3m x 3.3m)

Bay window to the front elevation. Radiator.

**LOUNGE**

19' 7" x 10' 11" (5.97m x 3.33m)

Extended space with French Doors to the rear garden.

**KITCHEN**

16' 5" x 7' (5m x 2.13m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Side external door.

**FIRST FLOOR LANDING**

Window to the side elevation. Doors to:

**BEDROOM ONE**

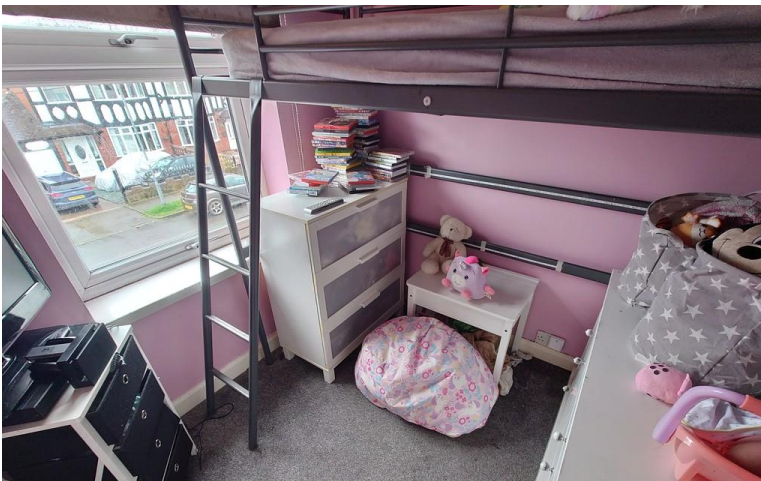
11' 10" x 10' 11" (3.61m x 3.33m)

Window to the rear elevation. Radiator.

**BEDROOM TWO**

10' 11" x 8' 10" (3.33m x 2.69m)

Window to the front elevation. Radiator.



**BEDROOM THREE**

7' x 7' (2.13m x 2.13m)

Window to the front elevation. Radiator.



**BATHROOM**

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Recessed spotlights to the ceiling. Radiator.

**EXTERNALLY**

**FRONT**

Laid to lawn with shrub borders. A driveway provides off road parking.

**GARAGE**

**REAR**

Laid to lawn with a patio area.

**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 C

#### EPC RATING (PDF available online)

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 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