

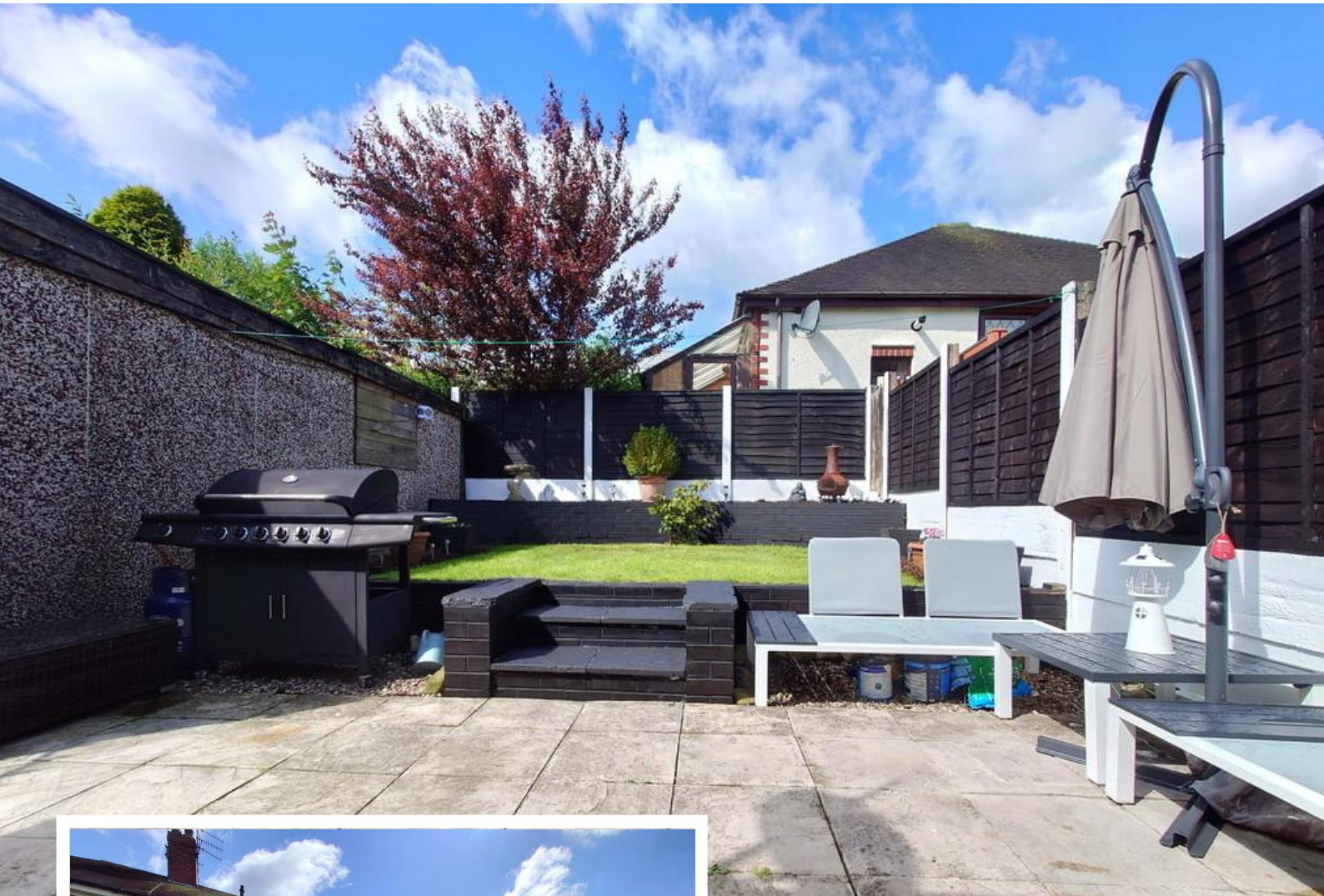


Chell Green Avenue
Chell, ST6 7JY

- A 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 beautifully presented 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.

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

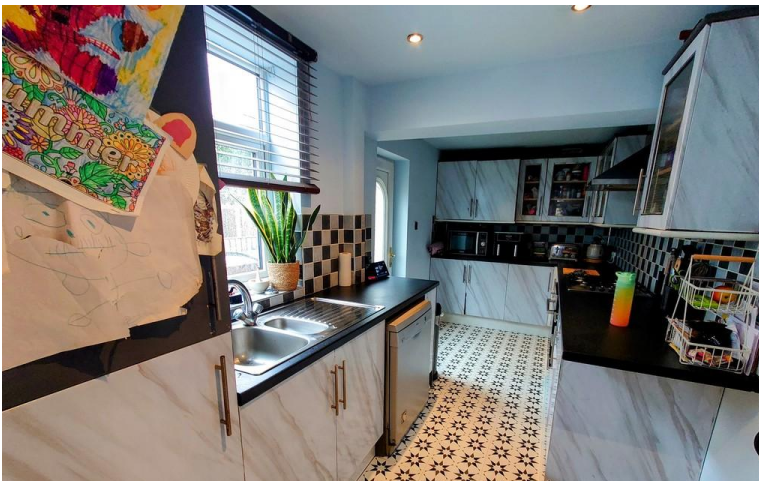
10' 11" x 8' 10" (3.33m x 2.69m)

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

A lovely presented laid to lawn garden with shrub borders. A paved driveway provides off road parking.

GARAGE

REAR GARDEN

A stunning and nicely enclosed rear laid to lawn garden, with paved patio areas. Shrub borders and enclosed with fencing.

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.

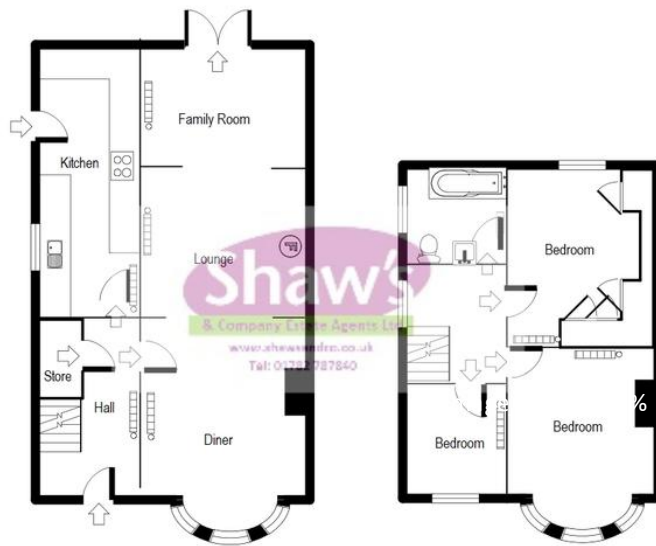
COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 63D Potential: 78C







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.
 Made with Visual Builder

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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 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