

SAMUEL MAKEPEACE

BESPOKE ESTATE AGENTS



Burlidge Road, Chell, Stoke-on-Trent
£139,950 Asking Price
2 Bedrooms 2 Reception Rooms 1 Bathroom

NO CHAIN PROPERTY " If you don't know where you want to go, then it doesn't matter which path you take, " well the path down BURLIDGE ROAD, CHELL is the best path you could take to finding your new home. Come down the rabbit hole with us and see this stunning residence. The beautiful house offers a huge living space, with the open plan lounge and dining areas having natural light from two aspects. The kitchen houses several integrated appliances, ready for your use on move-in day! Completing the ground floor is a WC for convenience. Upstairs you will find two generous bedrooms and the most spacious of bathrooms featuring a bath with shower. Outside you will step into a wonderland of decorative plants, patio and even a detached garage big enough for a car. This property is calling all, waiting for you to fall down the rabbit hole into a whole new journey of creativity. Situated in Chell, this property offers the perfect balance, with the local amenities only a short walk down the road. So come join us for a tea party and book your viewing today with SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY.

ROOM DETAILS

INTERIOR

GROUND FLOOR

Entrance Hall

Double glazed door and radiator.

Lounge

Double glazed window, gas fireplace, cupboard (gas meter and alarm system) and radiator.

Dining Room

Double glazed patio doors and radiator.

Kitchen

Double glazed window. Fitted wall and base units with work surface. Sink and drainer, built in cooker, gas hob and cookerhood. Space for fridge freezer, space washing machine. Tiled flooring.

WC

Double glazed window. LLWC and hand wash basin. (electric mains and meter)

FIRST FLOOR

Bedroom One

Double glazed window, cupboard and radiator.

Bedroom Two

Double glazed window, loft access and radiator.

Bathroom

Double glazed window. LLWC, hand wash basin and bath with overhead shower. Laminate flooring, part tiled walls, cupboard and radiator.

EXTERIOR

Front

Gated paved steps to the decorative slate pebbled area entry access

Rear

Paved seating area with paved steps leading to the decorative slate area, and further paved steps leading to the detached garage, entry access

Garage

Detached garage for car, up and over door and window



EPC Rating:
D

Council Tax:
Band A

Local Authority:

Tenure:
Freehold





Call us now 01782 914 444 to enquire!





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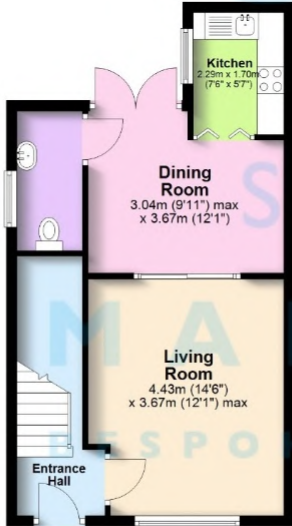


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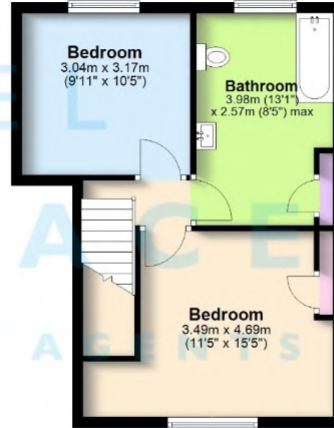




Ground Floor
Approx. 70.1 sq. metres (754.8 sq. feet)



First Floor
Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



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