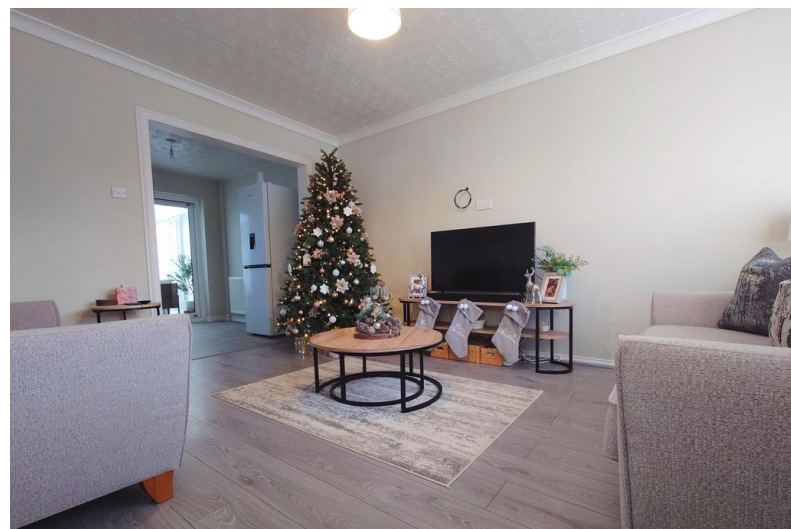




**Batkin Close**  
**Chell, ST6 6QL**

- STUNNING SPECIFICATION
- THREE BEDROOMS
- AN END TOWN HOUSE
- LOUNGE, KITCHEN/DINING ROOM
- UPVC CONSERVATORY
- BLOCK PAVED DRIVEWAY
- BEAUTIFUL LANDSCAPED REAR GARDEN
- GAS & ELEC SAFETY CERTIFICATES

**£175,000**





## Property Description

### INTRO

A great sized **THREE BEDROOM** end town house offering a stunning level of specification throughout! Featuring a beautifully presented landscaped rear garden and to the front a block paved driveway for parking. Comprising an entrance hall, spacious lounge, updated kitchen/dining room, UPVC conservatory to the rear, three bedrooms, and a first floor modernised shower room. UPVC double glazing and gas central heating from a combi boiler. Updated electrical consumer unit. Recent gas and electrical certificates passed. The property is located within easy access to useful local amenities, ideal road links across the city and popular local schools, whilst having lots of countryside a short walk away. **VIEWING ESSENTIAL!**

### DIRECTIONS

Please follow Sat Nav for postcode for ST6 6QL proceed along the road and the property can be found on the left hand side (No For Sale Board currently).



## ACCOMMODATION

### ENTRANCE HALL

Staircase to the first floor, radiator, UPVC front entrance door. Door to;

### LOUNGE

13' 11" x 11' 7" (4.24m x 3.53m)

With a window to the front, radiator. Useful understairs store cupboard. Arch to;

### KITCHEN/ DINING ROOM

14' 11" x 9' 1" (4.55m x 2.77m)

A beautifully updated fitted kitchen with base and wall mounted cupboard units and work surfaces over. Single drainer sink unit. A built in electric oven/grill and hob, with extractor above. Space for a tall fridge freezer, and space/plumbing for a washer. Newly installed Bush dishwasher included in sale. Patio doors to the conservatory, and a window to the rear. Cupboard housing Gas combi boiler. Concealed updated electric consumer unit. Cushion flooring. Spotlight track. Radiator. A defined space for a dining table.



### CONSERVATORY

9' 4" x 9' 2" (2.84m x 2.79m)

A dwarf wall conservatory with UPVC windows, Perspex roof and a tiled floor.



### FIRST FLOOR LANDING

Access to the loft (Insulated and fully boarded out). Store cupboard.

### BEDROOM ONE

11' 7" x 8' (3.53m x 2.44m)

Window to the front, radiator.

### BEDROOM TWO

9' 9" x 7' 11" (2.97m x 2.41m)

Window to the rear, radiator.



### BEDROOM THREE

7' 2" x 6' 10" (2.18m x 2.08m)

Window to the front, radiator.

### SHOWER ROOM

An updated suite, comprising an enclosed shower cubicle, low level W.C, wash hand basin, window to the rear, radiator.



## EXTERNALLY

### FRONTAGE

A block paved frontage providing parking spaces and a driveway to the front/side. Fencing to the side. A timber gate, leads to the rear garden. A front entrance canopy features over the front door.

### REAR GARDEN

A stunning landscaped garden area with Astro turf lawn, gravelled stone and paved patio areas and borders, and enclosed with fencing to all sides. Offering a good degree of privacy and the all day sun!



### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



### 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 .



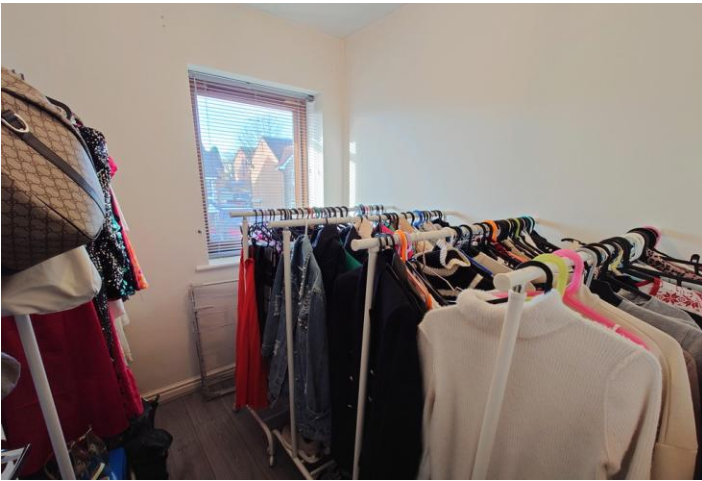


LOCAL AUTHORITY  
Stoke-on-Trent City Council.

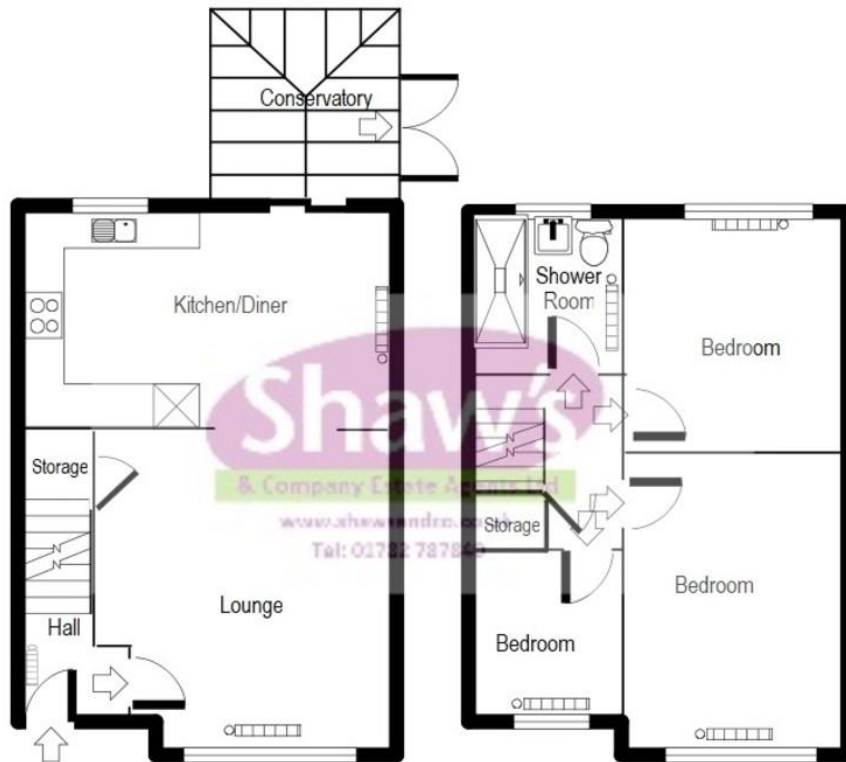
COUNCIL TAX BAND B

EPC RATING (PDF available online)  
Current: 57D Potential: 83B









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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 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