



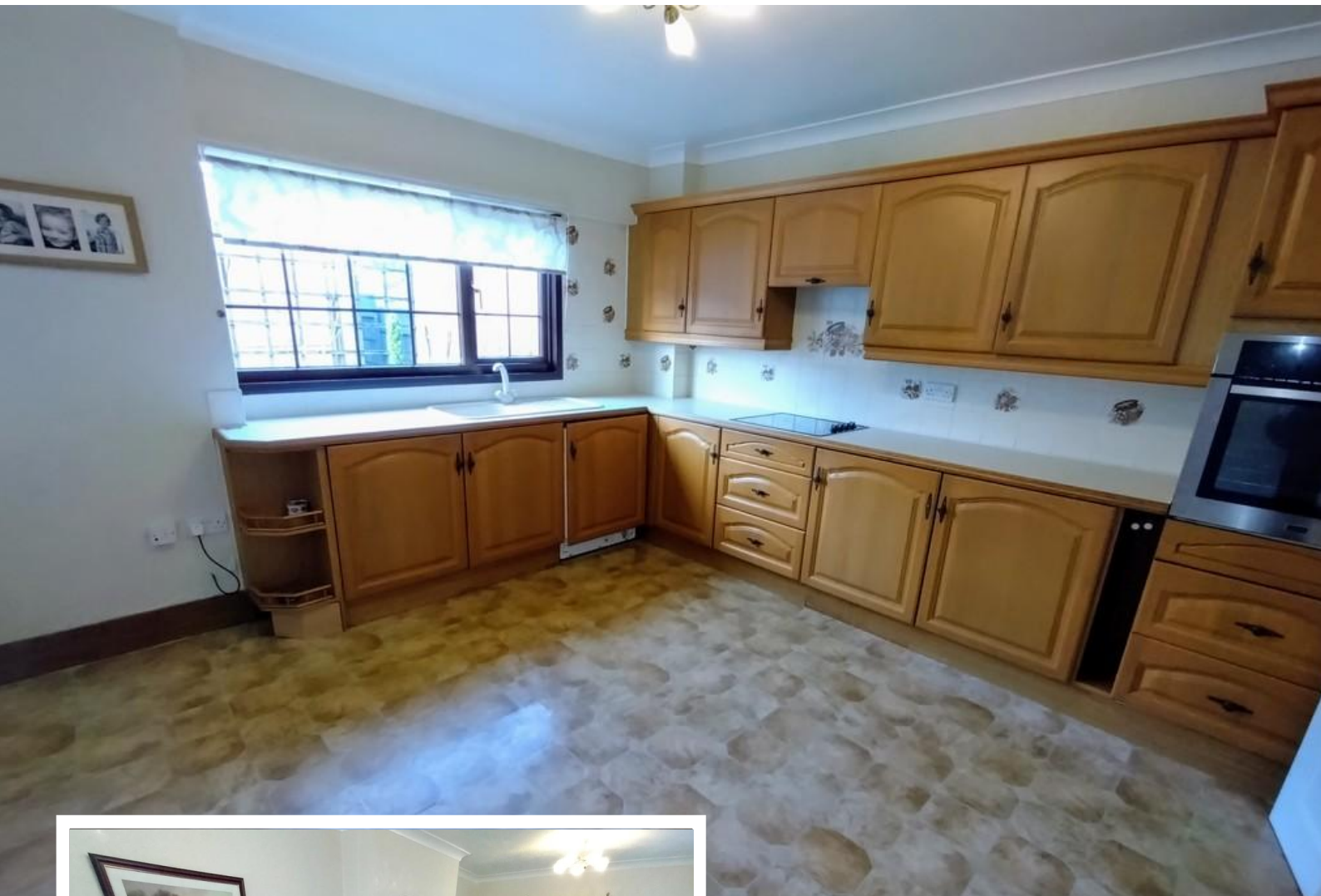
## Chetwynd Street Smallthorne, ST6 1PR

- SPACIOUS END TOWN HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN & CLOAKS/W.C
- THREE BEDROOMS, BATHROOM
- CORNER PLOT LOCATION
- UPVC D/GLAZING & GAS C/HEATING

**£135,000**







## Property Description

### INTRO

Located within a popular convenient location a three bedroom end town house which must be viewed to be fully appreciated, an appealing spacious layout comprising, hall, lounge/dining room, a breakfast kitchen, rear hall, cloaks.w.c, three bedrooms, a family bathroom. Externally a pleasant corner plot with gardens to the front side and rear. UPVC double glazing & gas central heating. No chain. The property is within easy access to all facilities, road links to the A53/A527 & A500 Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 1PR. Follow the road and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered though a front entrance door with glazed panels. Window to the front elevation. Staircase to the first floor, double radiator. Door to:





#### LOUNGE/DINER

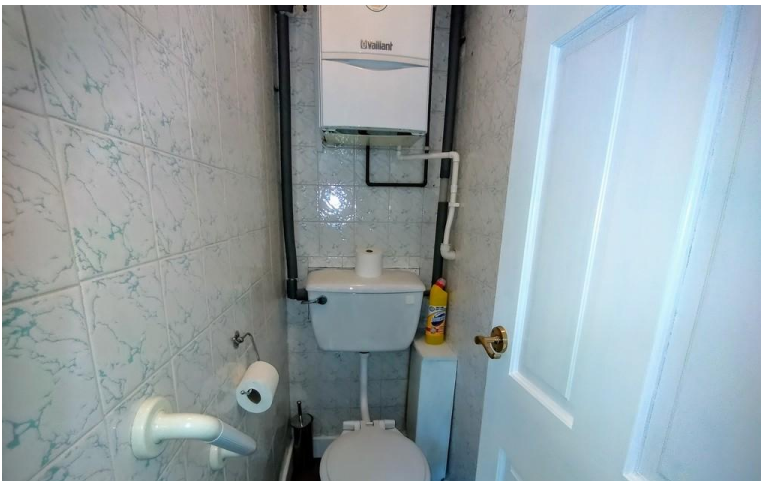
19' 6" x 10' 1" (5.94m x 3.07m)

Windows to both front and side elevations. Feature fireplace with gas fire. Door to:

#### KITCHEN/BREAKFAST ROOM

11' 11" x 11' 10" (3.63m x 3.61m)

Window to the rear. A range of wall and base units single drainer sink unit, built in oven, integrated fridge, freezer and washing machine, Splash back tiling to the walls. Store cupboard/pantry off.



#### REAR HALL

External access door.

#### CLOAKROOM/W.C

Low level W.C, wash hand basin.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

14' x 12' 3" (4.27m x 3.73m)

Two windows to the rear and side elevation. Radiator.



#### BEDROOM TWO

11' x 10' 8" (3.35m x 3.25m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

10' 8" x 8' 3" (3.25m x 2.51m)

Window to the front elevation. Radiator.

#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling to the walls. Radiator.

#### EXTERNALLY

#### FRONT

A landscaped garden area to the front and side, a paved pathway.

#### REAR

An enclosed landscaped good sized garden attracting the afternoon sun. Shrub borders, concrete sectional outbuilding.







#### 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](mailto: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 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 A

#### 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