



Clement Road
, ST6 6JN

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- EASY ACCESS TO THE A500/A53
- HALL, LOUNGE, DINING ROOM
- KITCHEN, CLOAKS/W.C
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£155,000





Property Description

ENTRANCE PORCH

UPVC double glazed entrance porch.

INTRO

Located within a popular location a semi detached house with access to all amenities close by, comprising, hallway, a dining room, lounge, kitchen, cloaks/w.c three bedrooms, a first floor shower room. Externally landscaped front garden, a driveway with plenty of parking, a rear patio garden area. UPVC double glazing & gas central heating. Access to good road links and the A500 Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6JN. From the roundabout at Chell proceed along High Lane and turn right in to Clement Road, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Staircase to the first floor, radiator.





DINING ROOM

12' 3" x 9' 9" (3.73m x 2.97m)

Window to the front elevation, radiator.

REAR PORCH

External access door. Door to:

LOUNGE

13' 2" x 9' 8" (4.01m x 2.95m)

Window to the rear elevation, radiator.

KITCHEN

11' 4" x 5' 9" (3.45m x 1.75m)

Two windows to the side elevation. A range of wall and base units, single drainer sink unit, worksurface.

CLOAKROOM

Low level W.C.

FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

11' 2" x 9' 10" (3.4m x 3m)

Window to the rear elevation, radiator.



BEDROOM TWO

12' 5" x 9' 11" (3.78m x 3.02m)

Window to the front elevation, radiator.

BEDROOM THREE

8' 2" x 6' 3" (2.49m x 1.91m)

Window to the front elevation, radiator.



SHOWER ROOM

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator.

EXTERNALLY

FRONTAGE

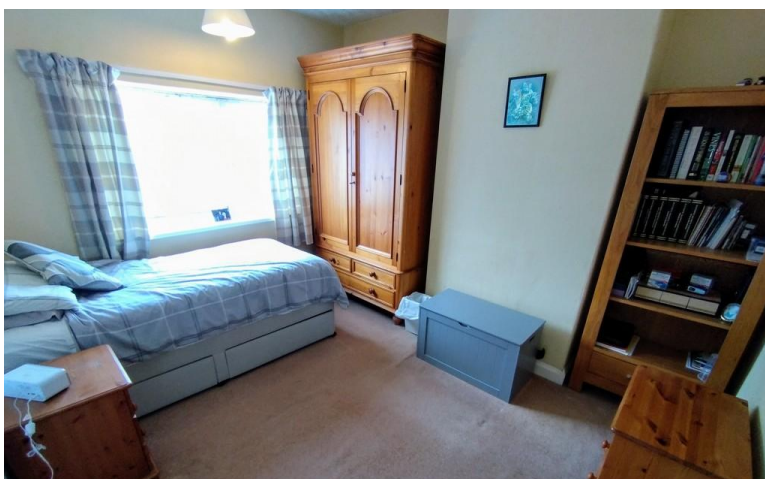
A landscaped garden with shrub borders. A driveway provides off road parking.

REAR

Enclosed rear garden with shrub borders and paved patio.

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 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 B

EPC RATING (PDF available online)

Current: Potential:





While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of items, fixtures, fittings and any other items are approximate and responsibility is taken by any other person or measurement and the floor plan is an illustration only as a guide.
 The plan is for guidance purposes only and should not be used for any financial purpose or claim.
 The services, fixtures, appliances, prices listed on this plan are for guidance only and should not be used for any financial purpose or claim.
 Plans with Visual Suite



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

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
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