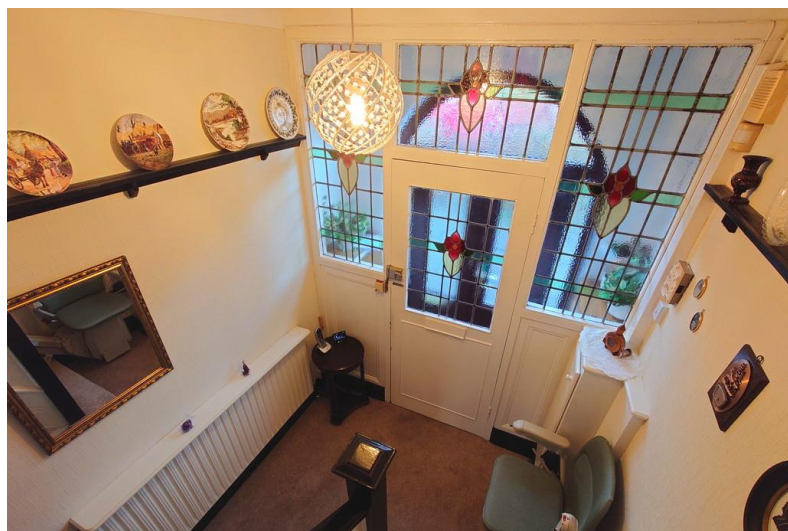




## Chell Green Avenue Chell, ST6 7LF

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN
- TWO RECEPTION ROOMS
- CHARACTER & EDWARDIAN FEATURES
- KITCHEN, UTILITY, GROUND FLOOR W.C
- DRIVEWAY & STUNNING REAR GARDEN
- LOVELY OUTLOOK TO REAR

**£194,950**



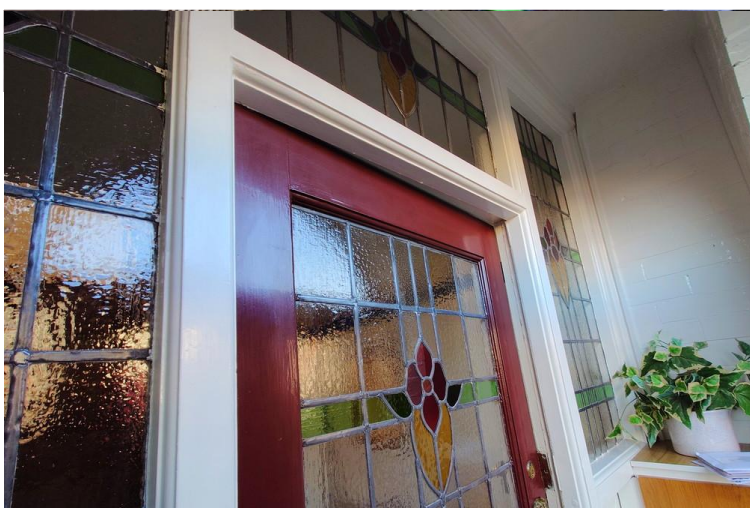




## Property Description

### INTRO

New on the market, and available with NO CHAIN, this beautifully maintained THREE BEDROOM semi detached house isn't one to gloss over! Boasting original Edwardian features, a spacious driveway and a stunning rear garden with open outlook. Internally the spacious property comprises entrance porch and hall, with stained glass windows, lounge, dining room, kitchen, utility and ground floor toilet, and to the first floor and the bedrooms and updated bathroom with separate bath and shower. UPVC double glazing throughout and gas central heating from a combi boiler with recently carried out gas cert available. On the doorstep to Monk's Neil Park, and in a highly convenient location to local amenities, popular schools, and road links across the city. The property is ready to move into but also has great potential to add your own magic! Don't hesitate to get your viewing booked!







## DIRECTIONS

Please use postcode ST6 7LF for Sat Nav/ Google Maps. From Sprinkbank Road, turn into Chell Green Avenue, where the property can be found near the end of the road on the right hand side.

## ACCOMMODATION

### ENTRANCE PORCH

UPVC front entrance door with side windows. Two mini storage cupboards.

### ENTRANCE HALL

13' 11" x 3' 11" (4.24m x 1.19m)

Timber front entrance door, with feature original stained glass insert and side windows. Staircase to the first floor. Stairlift, which can be removed prior to completion if required. Cupboard housing electric consumer unit and meter. Dado rail. Useful understairs store cupboard, also having small window to the side, with the gas meter and alarm panel, and currently housing tall fridge freezer.

### LOUNGE

13' 11" x 11' 4" (4.24m x 3.45m)

Bay window to the front, radiator. Coving to the ceiling. Gas fire and surround.



### DINING ROOM

14' 3" x 11' 5" (4.34m x 3.48m)

Bay window to the rear, overlooking the garden. Radiator. Coving to the ceiling. Dado rail. Electric fire and surround.



### KITCHEN

8' 6" x 8' 9" (2.59m x 2.67m)

A well presented kitchen with base and wall mounted cupboard units. Single drainer sink, with window to the side aspect. Worksurfaces with splash back tiling. Oven/ grill. Electric induction hob, with extractor hood to cupboard above. Integrated dishwasher. Cushion flooring. Door to:



### UTILITY

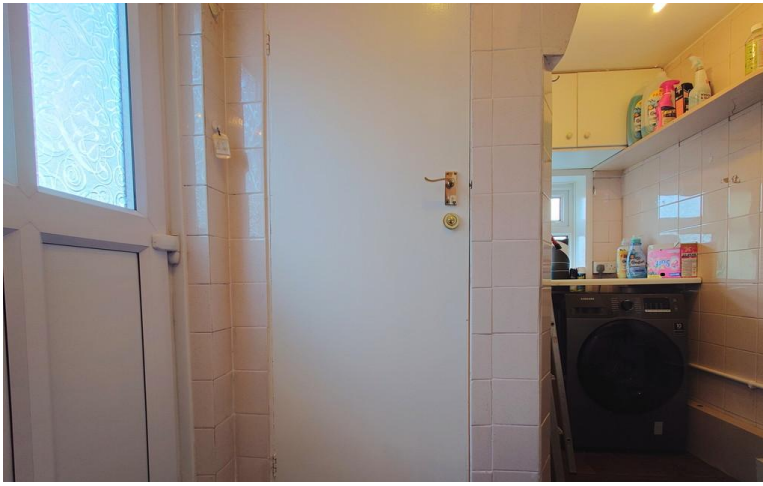
7' 10" x 7' 6" (2.39m x 2.29m)

UPVC side/ rear access door. Samsung washer/dryer combo and plumbing, work surface over and store cupboard. Small window to the rear. Wall mounted Vaillant Eco Tec plus 831 gas combi boiler (with recent gas cert available). Vinyl flooring. Door to:

### W.C

4' 2" x 3' 3" (1.27m x 0.99m)

Low level W.C, wash hand basin. Tiled walls. Vinyl flooring. Small window to the rear.



#### FIRST FLOOR LANDING

Feature stained glass window to the side aspect. Access to the loft.

#### BEDROOM ONE

13' 11" x 11' 5" (4.24m x 3.48m)

Window to the front, radiator. Dado rail.

#### BEDROOM TWO

12' 5" x 11' 5" (3.78m x 3.48m)

Window to the rear, with lovely open outlook over Monks Neil Park. Radiator. Dado rail.



#### BEDROOM THREE

7' 6" x 6' 11" (2.29m x 2.11m)

Window to the front, radiator. Whilst this room can fit a bed in, please note it is a smaller room and more suited for a child's room or office.

#### BATHROOM

8' 6" x 7' 7" (2.59m x 2.31m)

An updated bathroom suite comprising panelled bath, and separate shower cubicle having mains pressured shower. Low level W.C and wash hand basin. Frosted window to the rear. Tall radiator. Tall standing double cupboard. Mirrored wall mounted vanity unit. Vinyl flooring.



#### EXTERNALLY

The property benefits from UPVC fascias and soffits.

#### FRONT/ DRIVEWAY

Enclosed by brick front wall, the front and side is paved patio and allows for parking multiple vehicles. This leads to:

#### REAR GARDEN

A beautifully presented and spacious garden, with having an initial paved patio area, leading to a decking area (fitted approx 3 years ago) and a decked ramp down to a laid to lawn garden area. There is an area which used to house a garage, so has space for one if ever required. Enclosed by wall and fencing, with shrub borders.

#### 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)



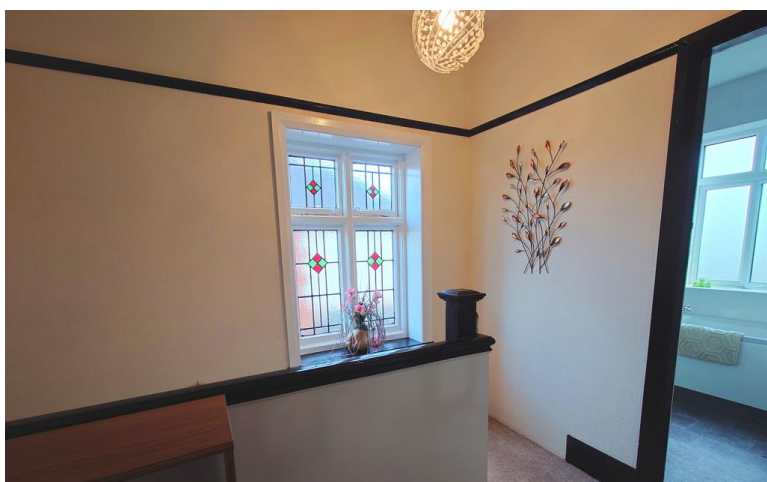




#### FIXTURES AND FITTINGS

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.

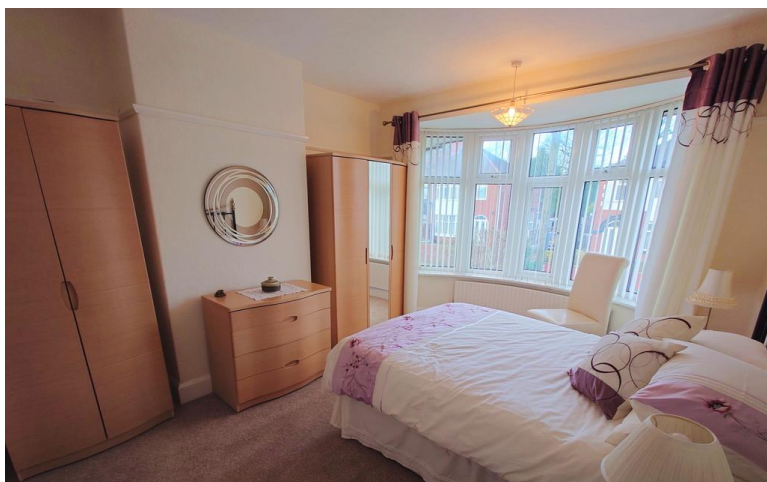


#### MORTGAGES

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 C

#### 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