

Chatterley Drive Kidsgrove Stoke-On-Trent ST7 4LL



Offers In Excess Of £175,000

Chatterley Drive, Kidsgrove, Stoke-On-Trent, ST7 4LL

A THREE BEDROOM DETACHED HOME on a corner plot
Lounge/diner, conservatory, kitchen and utility, this property has the lot!

A good sized bathroom and a downstairs loo

I'm sure that this will be the property for you.

With a large driveway and garage plus enclosed garden to the rear

It's perfect for families, especially with schools all near

If this sounds like the property you have been searching for

Call DEBRA TIMMIS today and we'll gladly arrange to meet you at the door!

This great DETACHED property is ripe for the picking! Available with NO UPWARD CHAIN it's definitely one not to be missed! The ground floor offers a spacious lounge diner, a conservatory overlooking the rear garden, a fitted kitchen and a useful WC. Upstairs boasts THREE BEDROOMS and a contemporary family bathroom. Sitting on a generous corner plot, outside offers an extensive driveway to the front, a good sized garage with utility room to the rear, and an enclosed tiered rear garden. Early viewing of this great property is highly recommended.

GROUND FLOOR

Entrance Hall

Stairs off to the first floor. Useful under stairs storage cupboard. Wall mounted radiator.

Cloakroom

4'8" x 4'5" (1.43 x 1.35)

Double glazed window to the front aspect. Low level WC and pedestal wash hand basin. Wall mounted radiator.

Kitchen

10'0" x 8'3" (3.07 x 2.54)

Double glazed windows overlook the front and side aspects. Fitted with a range of wall and base storage units with an inset stainless steel sink and side drainer plus work surface areas. Features an integral fridge and dishwasher. Range style cooker with cookerhood over. Cupboard housing Potterton gas central heating boiler.

Lounge/Diner

18'8" x 14'10" (5.69 x 4.53)

A double glazed window overlooks the rear aspect. A double glazed door provides access to the conservatory. Electric wall mounted fire. TV and telephone points. Two wall mounted radiators.



Conservatory

9'2" x 8'7" (2.81 x 2.62)

Double glazed windows and door overlooking the rear garden. Tiled floor. Ceiling light. Power installed.



FIRST FLOOR

Landing

A double glazed window overlooks the side aspect. Access to the loft.

Bedroom One

11'10" x 9'5" (3.63 x 2.89)

Double glazed window overlooks the front aspect. Fitted wardrobes. Telephone point. Wall mounted radiator.



Bedroom Two

Double glazed window to the rear aspect. TV point. Wall mounted radiator.

Bedroom Three

8'11" x 8'10" (2.73 x 2.70)

Double glazed window to the rear aspect. Airing cupboard housing the hot water tank. Built-in wardrobes. Wall mounted radiator.

Bathroom

8'11" x 6'9" (2.74 x 2.07)

A double glazed window overlooks the front aspect. White suite comprises, panelled bath with Mira shower unit over, pedestal wash hand basin and low level WC. Partially tiled walls. Extractor fan. Wall mounted radiator.



8'3" x 7'5" (2.54 x 2.27)

A window overlooks the rear garden. Fitted with wall and base storage units with an inset stainless steel sink and side drainer plus work surface areas. Plumbing for a washing machine and a tumble dryer. Space for a fridge and freezer.



Externally

Generous corner position. To the front of the property there is an extensive driveway leading to the garage. Gate access at the side of the property leads to the rear where there is a tiered garden featuring a decking area, paved patio and lawn.

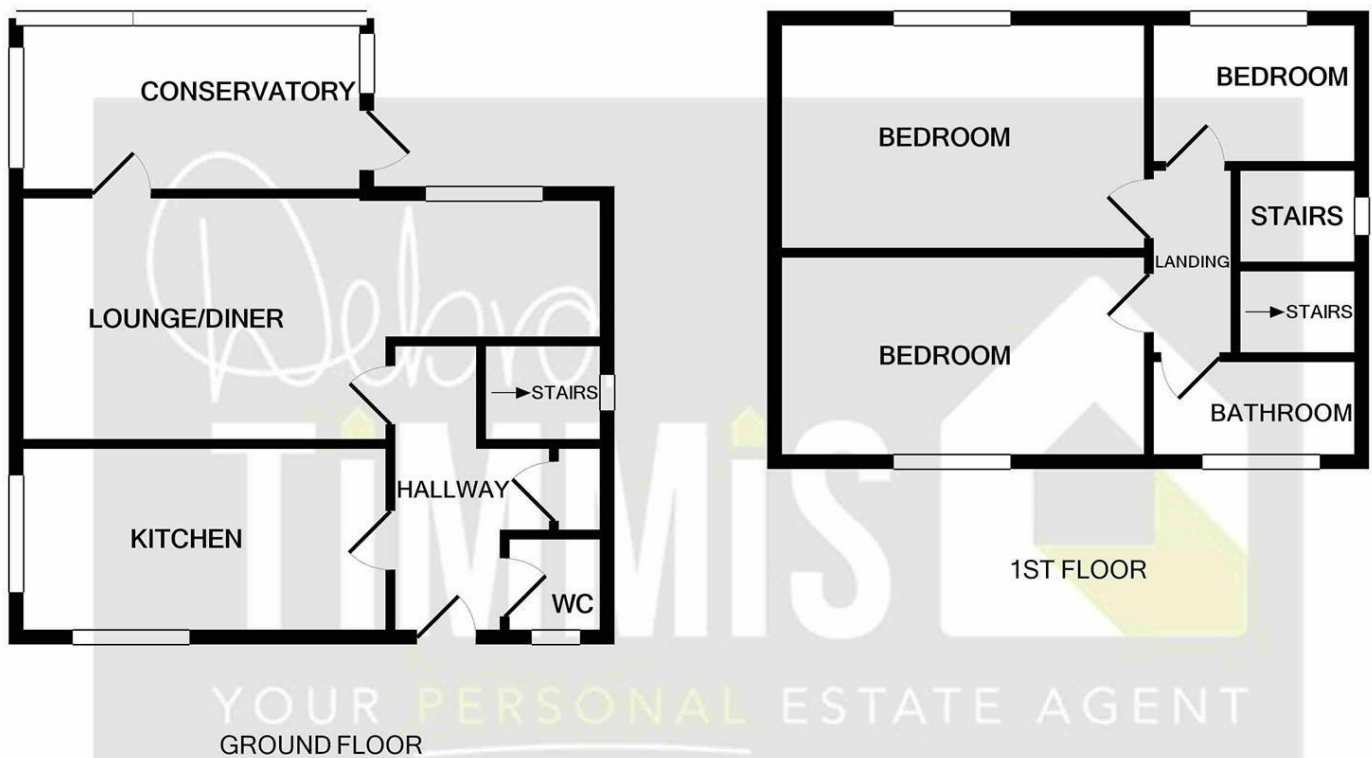
Garage

15'11" x 14'6" (4.87 x 4.44)

Up and over garage door. Power and lighting installed. Utility room at the rear. Pedestrian door to the rear garden.

Utility Room





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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