

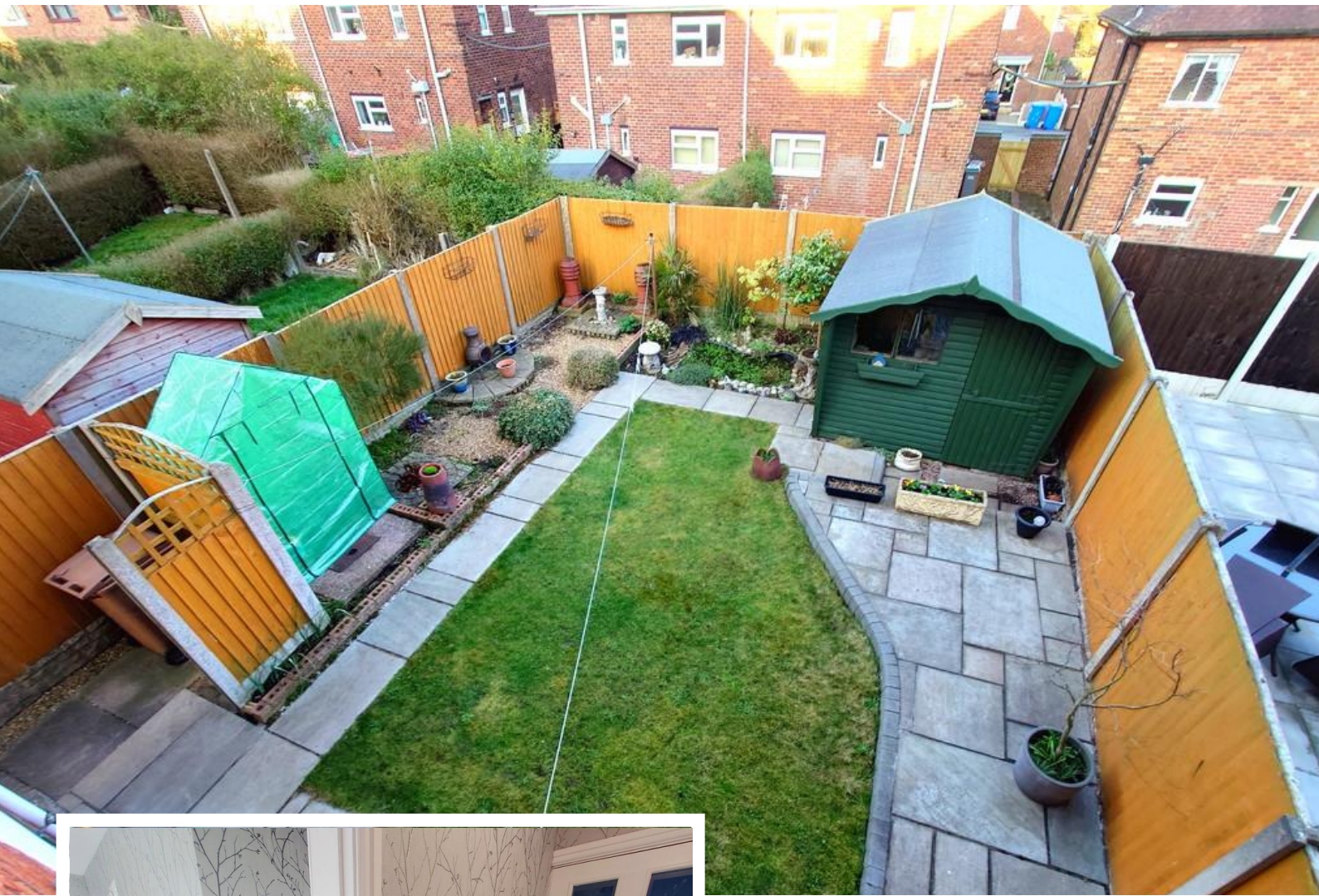


Chorley Avenue
Chell, ST6 7LG

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN
- BEAUTIFULLY UPDATED
- LOUNGE, BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM
- 1ST FLOOR BATHROOM
- UPVC D/G, FACIAS & SOFFITS & GAS C/H

£165,000





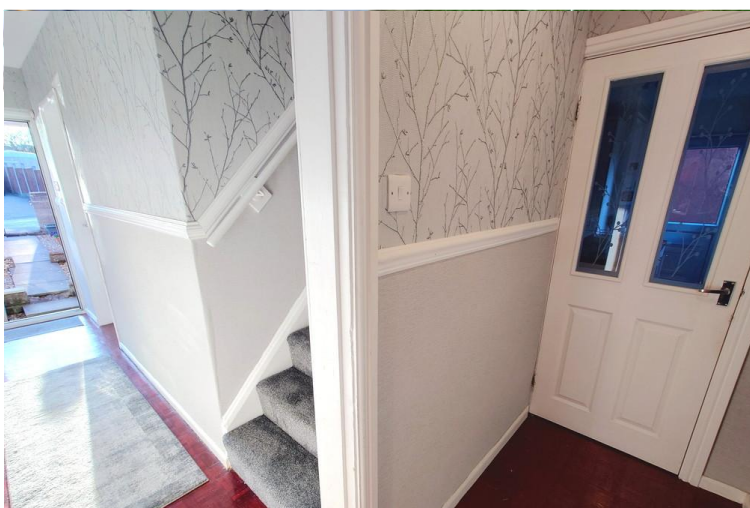
Property Description

INTRO

WITH NO CHAIN - A beautifully updated semi detached home, having **THREE BEDROOMS**, set in a cul de sac location and modernised throughout! A good sized immaculate driveway, and featuring a lovely rear garden - Comprising entrance hall, lounge, ground floor shower room/w.c, breakfast bar kitchen, and to the first floor are the three bedrooms and upstairs bathroom. UPVC double glazing and updated facias/soffits and benefitting from a CCTV and alarm system. Gas central heating from a Worcester combi boiler. **VIEWING ESSENTIAL!**

DIRECTIONS

Please use postcode **ST6 7LG** for Sat Nav/Google Maps. From the **A527 Biddulph Road**, proceed down **Fegg Hayes Road**, and take the first right into **Chorley Avenue**. Proceed to the end of the road where the property can be found on the left hand side as identified by our For Sale sign.





ADDITIONAL NOTES

The property is being sold with no onward chain. Flooring, blinds/curtains and light fittings are included in the sale. The property has an alarm system with security lighting and CCTV externally which feeds to a live mobile app. Worcester Bosch gas combi boiler, with full service history.

ACCOMMODATION

ENTRANCE HALL

17' 10" x 3' (5.44m x 0.91m)

Front composite entrance door. A long 'L shaped' hallway. Staircase to the first floor.



LOUNGE

16' x 10' 4" (4.88m x 3.15m)

Window to the front, radiator. Central heating thermostat. Feature gas fire with surround and lighting. Coving to the ceiling.

SHOWER ROOM

7' 10" x 4' 4" (2.39m x 1.32m)

A ground floor shower room, with enclosed shower cubicle having mains pressured shower. Low level W.C, wash hand basin. Spotlights to the ceiling. Frosted window to the rear.



KITCHEN

11' 5" x 11' 4" (3.48m x 3.45m)

A well appointed modern kitchen suite, with feature breakfast bar island with cupboards beneath and two seats. Base and wall mounted cupboard units (with under cupboard lights) and worksurfaces. Single drainer sink unit. Window to the rear overlooking the garden. Oven/grill and gas hob with extractor over with tiling behind. Integrated tall standing fridge freezer. UPVC side access door. Tiled flooring. Spotlights to the ceiling. Cupboard housing electric consumer unit and meter.

FIRST FLOOR LANDING

Door to storage cupboard, also housing the Worcester Bosch (Greenstar 30i) gas combi boiler. PIV loft filter. Access to the loft.



BEDROOM ONE

10' 8" x 10' 4" (3.25m x 3.15m)

Window to the front, radiator. Starplan fitted wardrobes/draws. Coving to the ceiling.

BEDROOM TWO

13' 8" x 8' 4" (4.17m x 2.54m)

Window to the rear, radiator. Coving to the ceiling. Useful store cupboard and shelving.



BEDROOM THREE

10' 7" x 8' 7" (3.23m x 2.62m)

Window to the front, radiator. Coving to the ceiling.

BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m)

A modern fitted bathroom with panelled bath, low level W.C and wash hand basin with vanity cupboard. Fully tiled walls. Chrome towel radiator. Spotlights to the ceiling. Frosted window to the rear. Quality vinyl flooring.

EXTERNALLY

FRONT

A concrete imprint static driveway with space for two vehicles. A gated access leads with paved steps to the front door, and through gated, side access to the rear of the property.

REAR GARDEN

A beautifully presented rear garden, with laid to lawn garden area, a paved Indian stone pathway and gravelled stone/pond area. Enclosed by fencing. Timber shed included in sale.

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

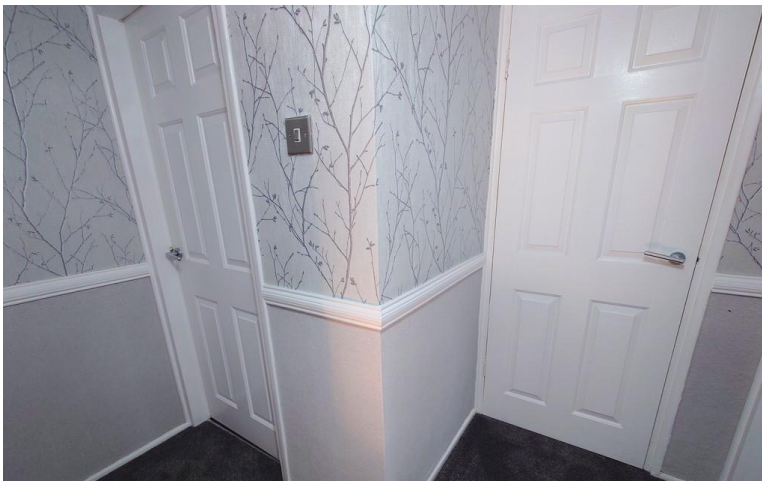
FIXTURES AND FITTINGS

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 .

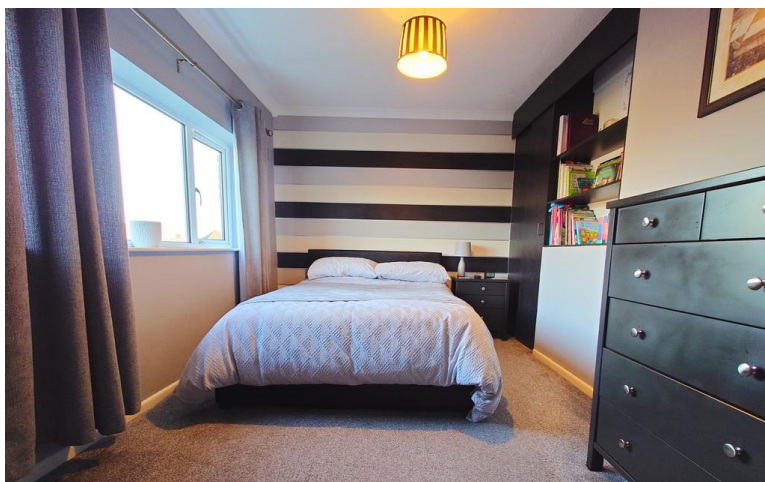
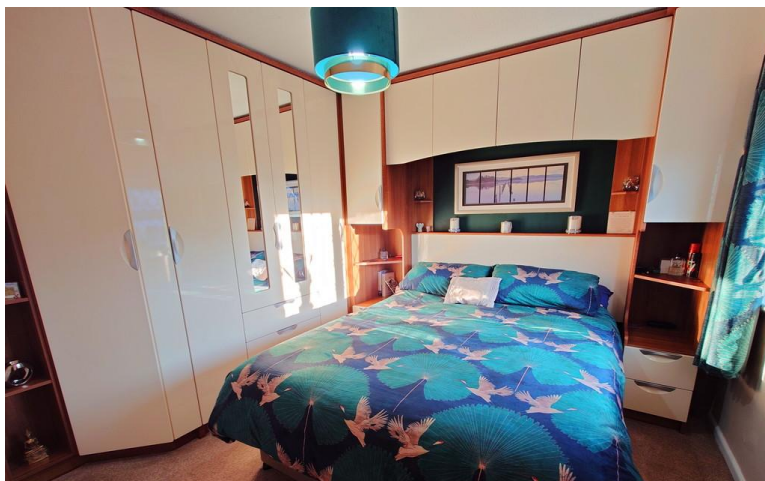
LOCAL AUTHORITY

Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:









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.
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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