



**High Lane
, ST6 6HG**

- SEMI DETACHED HOUSE
- GOOD SIZED PLOT, LANDSCAPED GARDENS
- WITHIN A POPULAR LOCATION
- HALL, 2 RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- KITCHEN, BATHROOM, 3 BEDROOMS
- NO CHAIN
- UPVC D/GLAZING & GAS C/HEATING

£190,000





Property Description

INTRO

A well presented mature semi detached house located within a popular convenient residential suburb with no chain, comprising entrance hallway, a bay window lounge, dining room, a 17' galley kitchen, three bedrooms and a family bathroom. Externally plenty of parking spaces to the front and side, a detached brick garage with storage. A good sized landscaped rear garden area with a patio & lawn garden, brick outbuilding. UPVC double glazing & gas central heating. The property is located within a convenient location with access to many amenities. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6HG. From the roundabout at Chell enter High Lane and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a part glazed door. Staircase to the first





floor. Understairs store area. double radiator.

LOUNGE

12' 9" x 11' 8" (3.89m x 3.56m)

Bay window to the front elevation. Coving to the ceiling, radiator.

DINING ROOM

11' 8" x 10' 10" (3.56m x 3.3m)

Walk in bay window to the rear elevation. Tiled fireplace, picture rail, double radiator.

KITCHEN

17' x 6' 5" (5.18m x 1.96m)

Windows to both the side and rear elevations. A range of wall and base units, worksurface. Chimney space with extractor. Concealed Main Combi 30HE gas boiler. Side access door.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

BEDROOM ONE

10' 9" x 11' 8" (3.28m x 3.56m)

Window to the front elevation. Doors to wardrobe area, radiator.



BEDROOM TWO

11' 8" x 12' 8" (3.56m x 3.86m)

Window to the rear elevation. Doors to a wardrobe area, radiator.

BEDROOM THREE

7' 8" x 6' 5" (2.34m x 1.96m)

Window to the front elevation, radiator.

BATHROOM

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



EXTERNALLY

FRONTAGE

Shrub borders with a paved area providing off road parking. A driveway leads alongside the property leading to:

GARAGE

15' 7" x 8' 1" (4.75m x 2.46m)

Up and over front door, cellar storage. Access door from the garden.



REAR

With hedgerow border the garden is laid to lawn with shrub borders. A 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

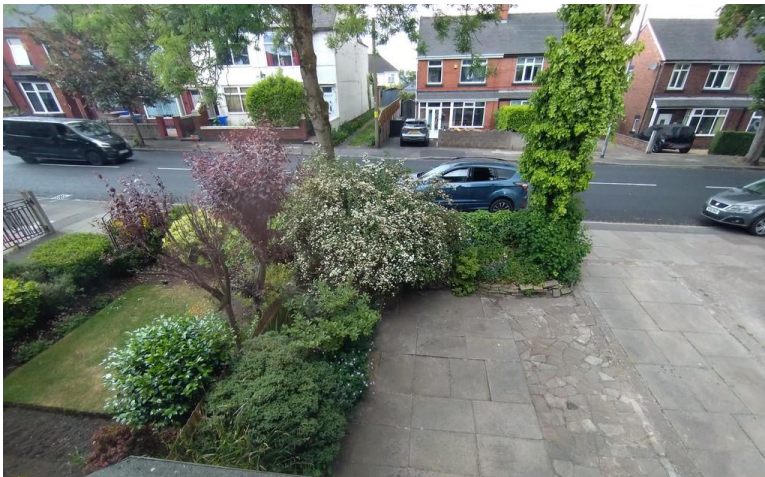
Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:







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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