

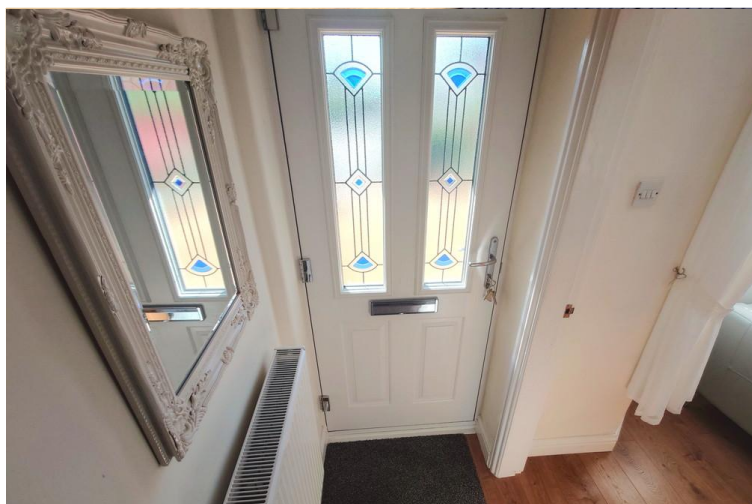


Colley Road
Chell, ST6 6LQ

- A SEMI DETACHED HOUSE
- TWO BEDROOMS
- STYLISH CONSERVATORY
- CORNER PLOT, SIDE/REAR GARDENS
- LARGE DRIVEWAY
- HIGH SPEC THROUGHOUT
- UPDATED ROOF & BOILER
- HIGHLY CONVENIENT LOCATION

£165,000





Property Description

INTRO

A superbly updated and modernised TWO bedroom semi detached home, sitting on a nice corner plot! With a great sized driveway with parking for multiple vehicles, and beautifully built spacious and stylish conservatory and side/rear garden. Comprising entrance hall, lounge, kitchen, and to the first floor the two bedrooms and updated bathroom. The roof is approx 3 years old, and the property has cavity wall insulation. UPVC fascias, soffits and guttering have all been updated. UPVC double glazing and gas central heating (Boiler approx 3 years old) Highly convenient location to road links, and local amenities. Viewing imperative!

DIRECTIONS

Please use postcode ST6 6LQ for Sat Nav/Google Maps. From Beswick Road, turn left at the corner of Colley Road, where the property can immediately be found on the left hand side, as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

Entered via a front composite entrance door. Radiator. Staircase to the first floor. Door to:

LOUNGE

16' 5" x 11' 6" (5m x 3.51m)

A lovely presented living room with window to the front, radiator. Space for electric fire and surround. Coving to the ceiling, and spotlights to the ceiling. Laminate flooring. Door to:



KITCHEN

14' 10" x 7' 7" (4.52m x 2.31m)

A STUNNING kitchen with plenty of base and wall mounted cupboard units, with worksurfaces above. Cupboard concealing Baxi 600 gas combi boiler (Approx 3 years old). Space/plumbing for washing machine, dishwasher and dryer. Two integrated small freezers. Door to useful understairs store/panty, currently housing tall standing fridge freezer, electric meter and updated electrical consumer unit. LVT waterproof laminate flooring. Under cupboard spotlights. Single drainer sink unit. Window to the rear. Electric oven/grill with gas hob and extractor over. Door to:



CONSERVATORY

14' 10" x 10' 1" (4.52m x 3.07m)

A beautifully presented conservatory with under ceiling and side lighting. Underfloor heating. Useful storage cupboard. UPVC and brick construction with pitched tiled roof. UPVC French doors to the rear garden.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

12' 8" x 11' 5" (3.86m x 3.48m)

Two windows to the front, radiator. Fitted wardrobes across one wall. Door to store cupboard.



BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m)

Window to the rear, radiator. Access to the loft via pull down ladder (Being boarded, insulated and having a velux roof window).



BATHROOM

7' 11" x 5' 11" (2.41m x 1.8m)

A beautifully modernised suite with panelled bath and shower attachment, and benefiting from a separate shower cubicle with mains pressured shower. Low level W.C and wash hand basin. Double Chrome towel radiator. Fully tiled walls. LVT waterproof laminate flooring. Frosted window to the rear.

EXTERNALLY

FRONT GARDEN

A gravelled stone front driveway with parking for multiple vehicles. Enclosed by fencing, and shrubs. Gate access through to the side/rear.

REAR GARDEN

A beautifully presented side and rear garden, having multiple areas to get lost in! Laid to lawn section with shrubs, a newly fitted decking area, and plum slate area, all enclosed with shrubs and fencing. An insulated timber storage shed.

ADDITIONAL NOTES

The property benefits from having cavity wall insulation. The roof is approx 3 years old, and the boiler is also approx 3 years old.



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 .

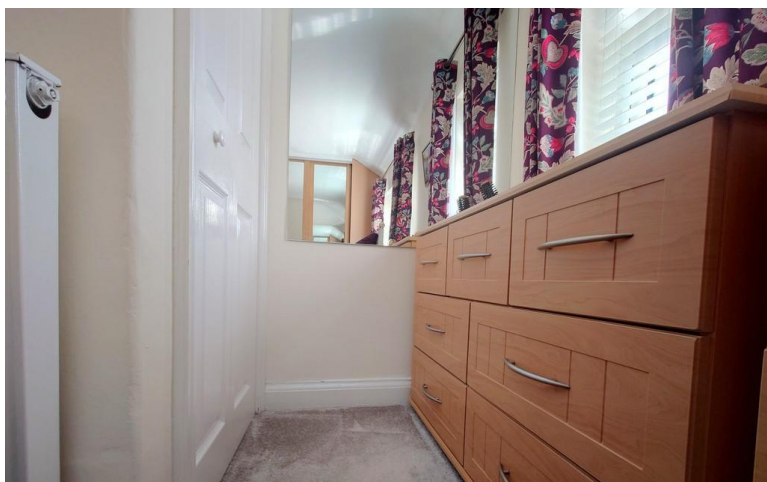
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

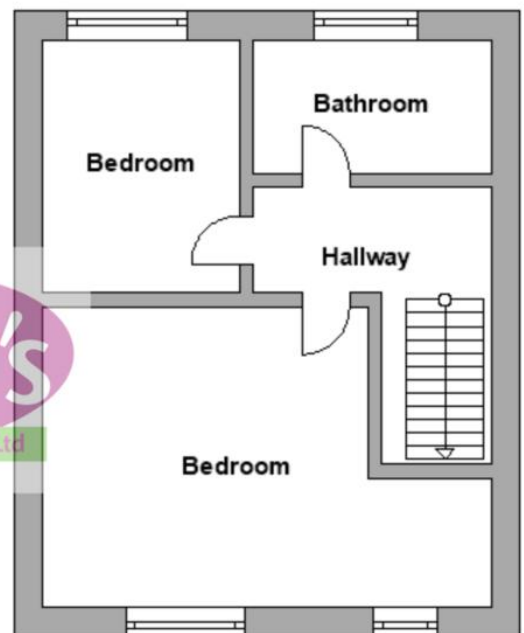
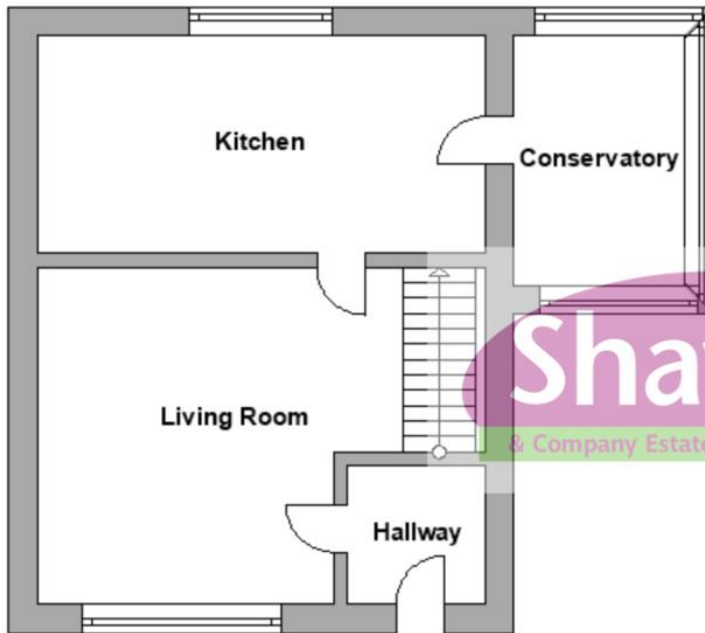
EPC RATING (PDF available online)

Current: 70C Potential: 85B









Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any protective 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.

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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 and 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