



Hareshaw Grove Chell, ST6 6US

- TWO BEDROOM TOWN HOUSE
- POPULAR LOCATION
- NO CHAIN
- PORCH, LOUNGE, DINING ROOM
- KITCHEN, CONSERVATORY
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- UPVC D/G GCH
- CUL DE SAC

£130,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a tow bedroom town house, an ideal first time buy or investment for a landlord - AVAILABLE WITH NO CHAIN and set within a well regarded location. Comprising: porch, lounge/dining room, a kitchen, conservatory, two bedrooms, a first floor shower room. Externally a block paved frontage for parking of vehicles, a rear garden area. UPVC double glazing & gas central heating (not tested) Viewing essential!

DIRECTIONS

Please follow Sat Nav with postcode ST6 6US. Turn in to Hareshaw Grove and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

With double glazed door and windows. Door to:



LOUNGE

19' 6" x 10' 10" (5.94m x 3.3m)

Entered through a UPVC door. Window to the front elevation. Storage cupboard, wood flooring, two radiators.

KITCHEN

12' 9 MAX" x 10' 7 MAX" (3.89m x 3.23m)

Window to the rear elevation. A range of wall and base units, stainless steel sink, worksurface. Built in oven with grill above, four ring ring hob with extractor above. Space for fridge freezer and washing machine. Understairs store area. Part tiled walls, tiled floor. Door to:



CONSERVATORY

10' x 8' (3.05m x 2.44m)

UPVC windows, door leads to the rear of the property. Tiled floor. Radiator.

FIRST FLOOR LANDING

A pull down ladder gives access to a part boarded loft, we are informed with a loft light & a ladder. Doors to:

BEDROOM ONE

10' 9" x 10' (3.28m x 3.05m)

Window to the front elevation, radiator. Door to:

BEDROOM TWO

10' 9" x 8' 4" (3.28m x 2.54m)

Window to the rear elevation, radiator. Over stairs store area with Main Eco compact gas boiler.



SHOWER ROOM

Suite comprising: A walk in enclosed shower cubicle, low level W.C, wash hand basin with vanity cabinet below. Part tiled walls, extractor fan.

EXTERNALLY

FRONTAGE

A block paved drive provides off road parking. gas & electric meters.

REAR

A paved garden area providing outside space.

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:





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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 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