



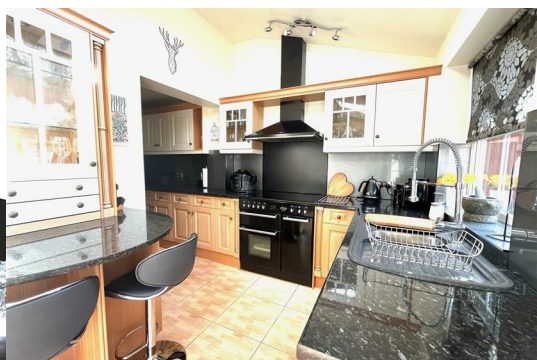
17 Aston Close

Little Haywood, Stafford, ST18 0YN

£265,000



Chase Owl are pleased to market this well presented extended three bedroom semi detached property. Located in a quiet cul de sac location in the sought after village of Little Haywood. Being ideal for First Time Buyers, close to local amenities on a popular Estate. Having Entrance Porch, Lounge/ Dining Room and "L" Shaped Breakfast Kitchen. First floor Landing to Three Bedrooms and Bathroom. Driveway to Garage and Enclosed Garden to rear.



Entrance Porch

Approached from upvc double glazed front entrance door and having light point and further door leading to Lounge.

Lounge/ Dining Room 22'4" x 11'0" (6.81m x 3.35m)

Having a hardwood feature fire surround with inset gas fire on marble hearth. Two ceiling light points, radiator, coving, wall lights, wooden flooring and upvc double glazed bay window to front aspect. Stairs leading to First Floor Landing and double doors to Breakfast Kitchen.

" L" Shaped Breakfast Kitchen 17'9" x 16'3" (5.41m x 4.95m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating stainless steel sink with telescopic mixer tap, drainer and splash back. Range master cooker with extractor hood over, integrated dishwasher, space for fridge/freezer and further space with plumbing for washing machine. Three light points, tiled flooring, breakfast bar seating area and radiator. Upvc double glazed window to rear aspect, two Velux windows to roof and French upvc double glazed doors to Rear Garden.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, airing cupboard housing combination boiler and loft access with ladder being part boarded.

Bedroom One 11'3" x 9'9" (3.43m x 2.97m)

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 9'9" x 9'7" (2.97m x 2.92m)

Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

Bedroom Three 8'8" x 8'1" (2.64m x 2.46m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising shaped bath with shower over and screen, closet w.c and vanity hand wash basin with storage. Inset ceiling lights, heated towel rail, tiled flooring, shaver socket, tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is situated on a private shared driveway and having a graveled foregarden. A tarmac driveway leading to Garage with up and over door having light and power. A side gate leads to the "cottage style" enclosed rear garden with paved patio, steps to flower beds, further seating area, Arbor and outside tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

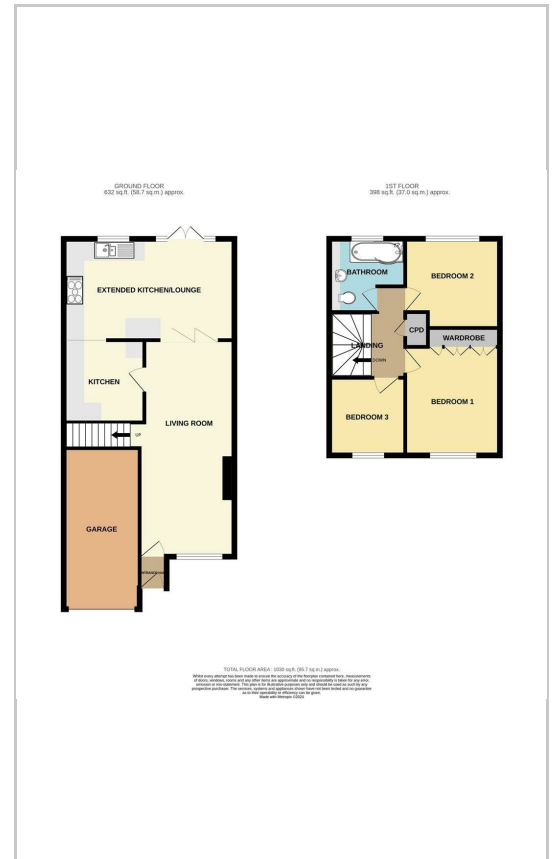
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

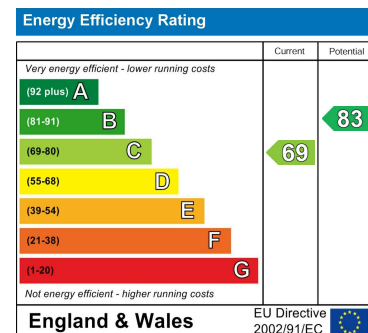
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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