



13 Southwell Estate

Eccleshall, Stafford, ST21 6EB

£185,000



Chase Owl are pleased to market this two bedroom semi detached property in the sought after village of Eccleshall. Offered with NO UPWARD CHAIN, being ideal for First Time Buyers or Investors and walking distance to local amenities. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Two Bedrooms, Bathroom and Separate W.C. Gardens to front and rear with on road Parking.



Entrance Hallway

Approached from hardwood front entrance door and having ceiling light point, radiator and upvc double glazed window to side aspect. Stairs leading to First Floor Landing.

Lounge 15'3" x 10'4" (4.65m x 3.15m)

Having inglenook fireplace with inset solid fuel fire on hearth. Ceiling light point, radiator, coving, wooden flooring and upvc double glazed window to front aspect. Open to Breakfast Kitchen.

Breakfast Kitchen 18'5" x 8'5" (5.61m x 2.57m)

Being fitted with a range of wall and base mounted units with work tops over, incorporating inset Belfast sink with mixer tap. Belling electric range with extractor fan over, appliance space and storage cupboard with plumbing for washing machine. Two ceiling lights, radiator, coving, tiled flooring and upvc double glazed window to rear aspect. French doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

Bedroom One 12'5" x 8'7" (3.78m x 2.62m)

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 12'5" x 10'4" (3.78m x 3.15m)

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

Bathroom

Comprising shaped panelled bath with shower over and pedestal hand wash basin. Inset ceiling lights, heated towel rail, tiling to walls, coving, laminate flooring and upvc double glazed window to front aspect.

Separate W.C

Comprising w.c and hand wash basin. Ceiling light point, coving and upvc double glazed window to rear aspect.

Outside

The front of the property approached from pedestrian pathway and having enclosed fore garden with picket fence, laid to slate borders. A side gate leads into the Rear Garden with a good sized decking seating area, two brick storage sheds, lawns with borders and two storage sheds.

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.

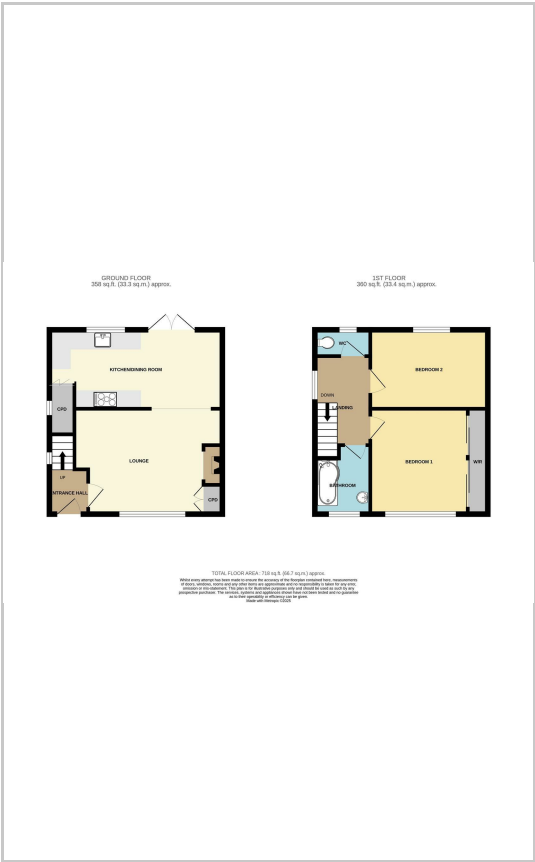
Money Laundering;

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

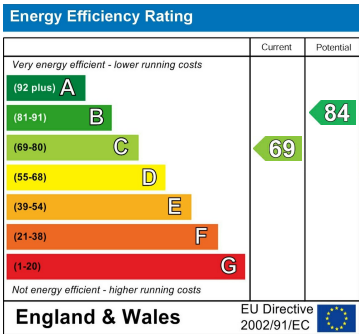
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

