



## 25 Sproston Road

Chell, ST6 6NE

**Price £155,000**



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Carters are proud to welcome to the market this superbly presented semi-detached house which presents an excellent opportunity for families. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The newly fitted bathroom suite and W.C enhance the modern appeal of the home, ensuring that daily routines are both convenient and enjoyable. Additionally, the newly installed windows not only improve energy efficiency but also allow natural light to flood the interiors, creating a warm and welcoming atmosphere.

Outside, the property boasts delightful gardens to both the front and rear, perfect for outdoor activities or simply unwinding in the fresh air. The Indian stone patio and decking area provide an ideal setting for alfresco dining or summer barbecues, making it a wonderful space for entertaining friends and family.

Parking is a breeze with space for two vehicles, adding to the practicality of this lovely home.

Whether you are looking to settle down in a friendly neighbourhood or seeking a sound investment, this property on Sproston Road is sure to impress. Don't miss the chance to make this delightful house your new home.



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## Entrance Hall

Composite double glazed entrance door to the front elevation.

Access to the stairs. Under stairs storage cupboard. Coving to ceiling. Radiator. Tiled flooring.

## Living Room

12'3" x 10'10" (3.73m x 3.30m)

Three UPVC double glazed windows to the front and side elevations. Electric fire with wooden surround. Radiator.

## Dining Room

10'10" x 10'4" (3.30m x 3.15m)

Two UPVC double glazed windows to the front and side elevations. Electric wall mounted fire. Tiled flooring.

## Kitchen

13'10" x 6'10" (4.22m x 2.08m)

UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation.

Modern fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half sink with mixer tap. Built in electric oven / grill. Built in four ring electric hob. Built in extractor fan. Integrated fridge freezer. Integrated washing machine. Tiled flooring.

## Rear Hallway

UPVC double glazed window to the rear elevation.

Built in storage / shelving. Tiled flooring.

## Downstairs w.c

UPVC double glazed window to the rear elevation.

Wall mounted basin unit. Recessed w.c. Matte black sanitary-ware. Aqua paneling to walls. Heated towel rail. Vinyl flooring.

## Stairs and Landing

UPVC double glazed window to the front elevation.

Access to the loft which is partially boarded.

## Bedroom One

10'11" x 13'10" (3.33m x 4.22m )

Two UPVC double glazed windows to the front and side elevations.

Built in storage cupboards. Radiator.

## Bedroom Two

10'11" x 11'6" (3.33m x 3.51m)

Two UPVC double glazed windows to the front and side elevations.

Radiator.

## Bedroom Three

6'10" x 11'2" (2.08m x 3.40m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bathroom

Two UPVC double glazed windows to the rear elevation.

Modern four piece fitted bathroom suite comprising of; panel bath with hand held shower attachment, shower enclosure with wall mounted shower, vanity basin unit with storage under and recessed w.c. Matte black sanitary-ware. Aqua

paneling. Heated towel rail. Wall mounted led heated mirror. Vinyl flooring.

## Externally

To the front of the property is a block paved driveway providing off road parking for two vehicles leading to a carport. There is a lawned garden with conifer borders and indian stone steps leading to the front of the property.

To the rear there is an indian stone patio area and a lawn, with a raised decking area to the rear. Shed. Outside tap. CCTV security.

## Additional Information

Freehold. Council Tax Band A.

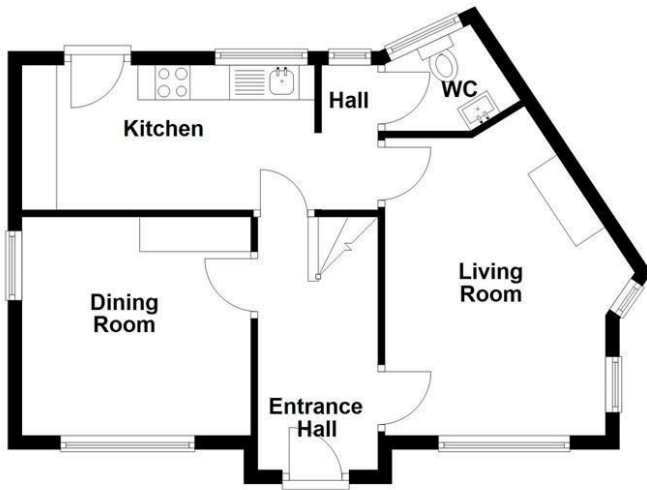
Total floor area TBC

## Disclaimer

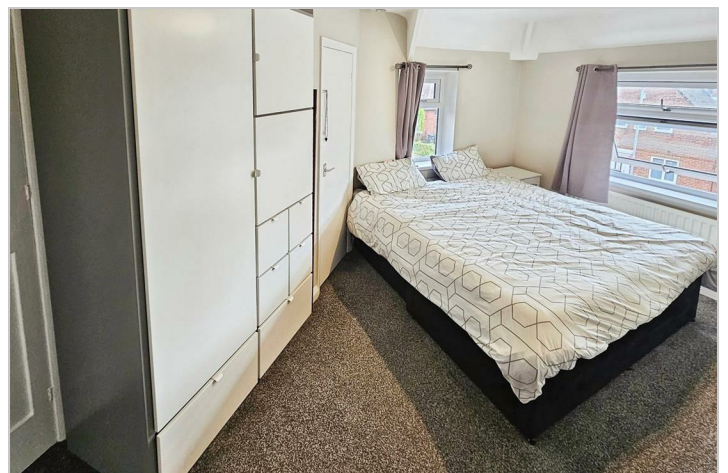
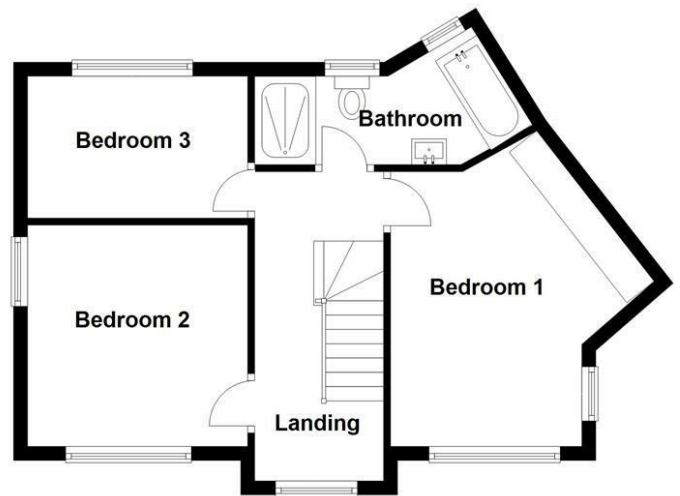
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Ground Floor



First Floor





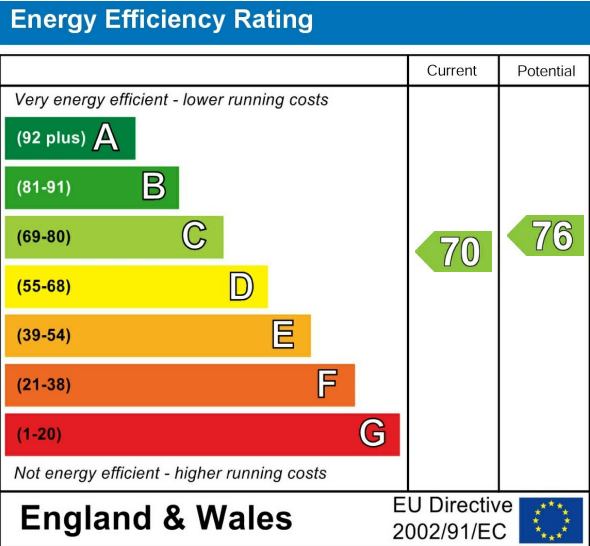
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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