



## 66 Chell Green Avenue

Stoke-On-Trent, ST6 7LA

**Offers in the region of £225,000**



Here at Carters we are delighted to welcome to the market this deceptively spacious, traditional bay-fronted three-bedroom semi-detached family home, boasting lovely rear views across the historic Chatterley Whitfield Mining Museum.

Tastefully decorated throughout, this attractive property offers an ideal home for first-time buyers or growing families alike and truly provides more than first meets the eye. Conveniently located close to local amenities and well-regarded schools, it combines comfort, space, and a desirable setting.

Upon entering, you are welcomed by a light and spacious entrance hall, with a ground-floor WC and stairs leading to the first floor. The property benefits from two generous reception rooms, with a bright living room to the front elevation and a dining room to the rear, offering far-reaching views. The modern fitted kitchen opens into a family area at the rear, creating additional versatile living space ideal for everyday family life. To the first floor are two large double bedrooms, a well-proportioned third bedroom, and a modern fitted family bathroom. The property also benefits from a loft space accessed via a staircase, providing useful additional space.

Externally, the property continues to impress. The private and secure rear garden features a paved patio area, a generous laid-to-lawn garden, and a further decked seating area — perfect for relaxing and enjoying the open views. To the front, the property offers a low-maintenance garden with off-road parking and access to the integral garage.

We highly recommend viewings to fully appreciate everything this lovely home has to offer.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Wood flooring. Radiator. Coving to the ceiling. Internal door to the garage. Stairs to the first floor with under stairs storage.

## W/C

Low level W/C. Vanity wash hand basin. Laminate flooring. Tiled walls. Coving to the ceiling. UPVC double glazed window to the side elevation.

## Lounge

12'11 x 12'0 (3.94m x 3.66m)

Gas fire with hearth and surround. Television point. Radiator. Coving to the ceiling. UPVC double glazed bay window to the front elevation.

## Dining Room

13'11 x 11'11 (4.24m x 3.63m)

Pebble featured wall mounted gas fire. Laminate flooring. Radiator. Coving to the ceiling. UPVC double glazed window to the rear elevation with far reaching views.

## Kitchen/Family Room

19'0 max x 12'4 max (5.79m max x 3.76m max)

A modern Light Grey fitted kitchen comprising of base units, drawers and matching

wall mounted cupboards. Work surfaces incorporating inset sink with a single drainer and mixer tap. Built in double electric oven, hob and extractor fan. Built in dishwasher. Built in washing machine. Built in dryer. Tiled floor. Partly tiled walls. Radiator. Coving to the ceiling. Inset ceiling spotlights. UPVC double glazed window to the side and rear elevation with UPVC double glazed sliding patio doors to the rear elevation with far reaching views.

## First Floor Landing

Coving to the ceiling. Door to the loft room. UPVC double glazed window to the side elevation.

## Bedroom One

13'11 x 10'0 to the wardobes (4.24m x 3.05m to the wardobes)

Built in wardobes. Radiator. UPVC double glazed window to the rear elevation with far reaching views.

## Bedroom Two

12'0 in to bay x 11'11 (3.66m in to bay x 3.63m)

Radiator. UPVC double glazed bay window to the front elevation.

## Bedroom Three

10'1 x 8'8 (3.07m x 2.64m)

Radiator and UPVC double glazed window to the rear elevation with far reaching views.

## Bathroom

A modern fitted suite comprising of a panelled bath with a shower above. Vanity wash hand basin. Low level W/C. Tiled floor. Tiled walls. Towel Rail. Inset ceiling spotlights. UPVC double glazed window to the front elevation.

## Loft Room

Radiator. Storage into the eaves. Two double glazed velux windows.

## Exterior

To the front of the property there is a paved driveway with a gravel garden area providing off road parking and leading to an integral garage. Gate to the side for rear access. The rear garden is very spacious and well maintained it comprises of a enclosed paved patio area with steps down to the laid to lawn garden and a further decked patio area boasting stunning views to enjoy into the evening.

## Garage

4.88m x 3.05m

Door. Power and lighting.

## Additional Information

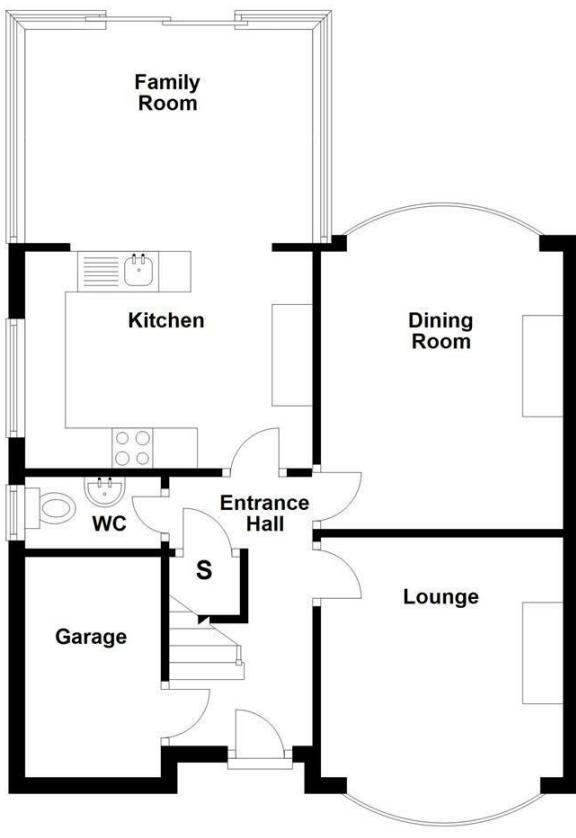
Freehold. Council Tax Band C.

TOTAL FLOOR AREA: 1463 Square Foot / 136 Square Meters.

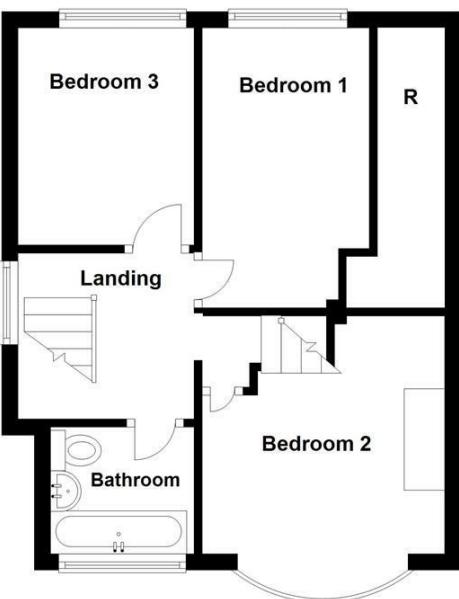
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## Ground Floor



## First Floor



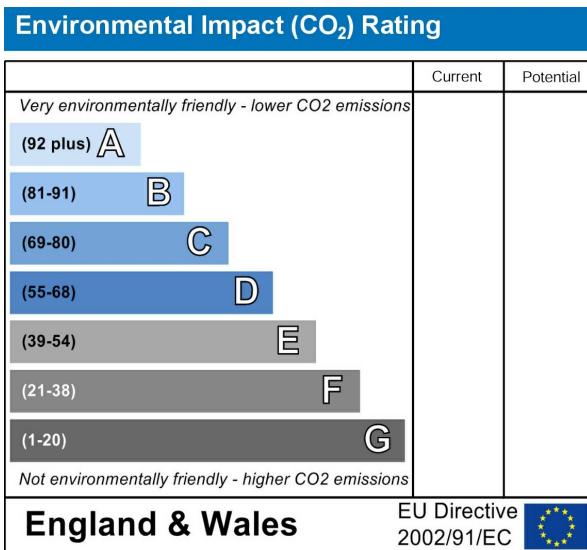
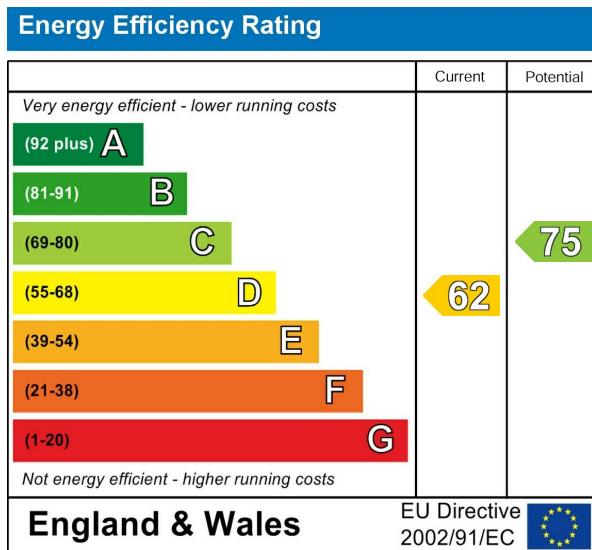
## Road Map



## 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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