

Chell Heath Road Chell Heath Stoke-On-Trent ST6 6QD



**Offers In The Region Of £130,000**

## Chell Heath Road, Chell Heath, Stoke-On-Trent, ST6 6QD

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With Three bedrooms, lounge, dining area, breakfast area and KITCHEN too -  
There's a low maintenance rear garden, off road parking at the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

LOOKING FOR YOUR NEXT INVESTMENT? Whether you are a first time buyer, potential landlord or family, this property is not to be missed.

Welcome to this spacious semi-detached house on Chell Heath Road in the area of Chell Heath, Stoke-On-Trent. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for a growing family or for those in need of a home office or hobby room.

The property features a wetroom, ideal for your daily routines. The kitchen is waiting for your personal touch, offering the opportunity to create a culinary haven tailored to your taste. While the house is in need of some general updating, it presents a fantastic chance to unleash your creativity and design a space that truly reflects your style and preferences.

One of the highlights of this home is the pleasant outlook from the front, imagine enjoying your morning cup of tea while taking in the view or unwinding after a long day in this pleasant setting.

Located in a convenient area with no chain involved, this property offers a wonderful opportunity to make it your own. Don't miss out on the chance to transform this house into your dream home. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Chell Heath Road.

### Entrance Porch

Double glazed windows and Upvc door to the front aspect.

### Lounge

14'7" x 14'4" (4.46 x 4.37)

Double glazed window to the front and side aspects. Feature fireplace which extends to the TV display area. Two radiators. Stairs off to the first floor.

### Dining Area

10'13'9" x 7'9" (3.09 x 2.37)

Single glazed window that looks into the kitchen area. Radiator. Cupboard housing boiler. Access to the Study/breakfast area.



### Breakfast Area

9'11" x 6'7" (3.03 x 2.01)

Access to the kitchen.

### Kitchen

14'1" x 6'0" (4.30 x 1.85)

Two double glazed windows to the rear aspect. Upvc door to the side.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

13'8" x 8'5" (4.17 x 2.59)

Double glazed window. Airing cupboard. Built-in wardrobes.



#### Bedroom Two

9'1" x 8'2" (2.79 x 2.51)

Double glazed window.



#### Bedroom Three

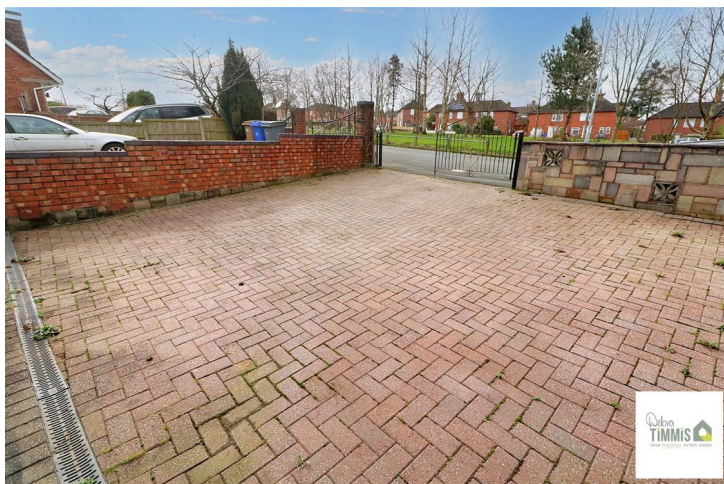
7'6" plus recess x 6'0" (2.30 plus recess x 1.83)

Double glazed window. Storage cupboard.

**Wet Room**

6'0" x 6'0" (1.85 x 1.84)

Double glazed window. Electric shower, wash hand basin and low level WC. Part tiled walls.



**Externally**

Block paved driveway and frontage.

Rear garden



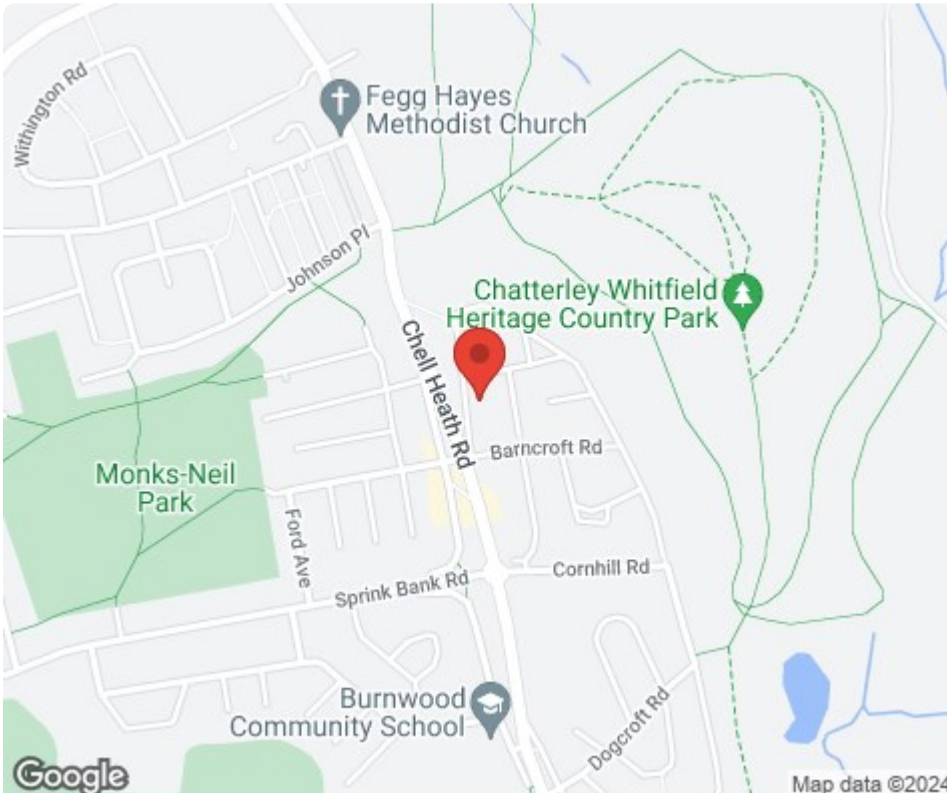
Approx Gross Internal Area  
80 sq m / 864 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft

First Floor  
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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