

**Batkin Close Chell Heath Stoke-On-Trent ST6 6QL**



**Offers In The Region Of £120,000**



## Batkin Close, Chell Heath, Stoke-On-Trent, ST6 6QL

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A beautiful home we have for you -  
With Two bedrooms, lounge, dining area and KITCHEN too -  
There's a lawn garden at the rear, off road parking at the front -  
All in a popular location, perfect if you're on a property hunt -  
So if this sounds like the perfect house for you -  
Call DEBRA TIMMIS and arrange to view!

Welcome to this beautiful property located in the popular area of Batkin Close, Chell Heath. This well-presented and much-loved home is sure to capture your heart. As you step into the entrance porch, you are greeted by a warm and inviting lounge, perfect for relaxing or entertaining guests. Dining area with patio door with access into the garden. Fitted kitchen offers a delightful space to unleash your culinary skills and create delicious meals. This lovely home boasts two cosy bedrooms, providing comfortable spaces for a good night's sleep. The modern bathroom adds a touch of luxury to your daily routine, making you feel pampered and refreshed. Convenience is key with off-road parking, ensuring you never have to worry about finding a space for your vehicle. The enclosed rear garden offers a private oasis where you can unwind and enjoy the outdoors in peace. Don't miss the opportunity to make this property your own and experience the joys of living in such a wonderful home. Contact us today to arrange a viewing and take the first step towards owning this delightful abode in Batkin Close.

### Entrance

Upvc door to the front aspect.

### Lounge

13'1" narrowing to 10'0" x 12'5" (4.00 narrowing to 3.05 x 3.80)

Double glazed window to the front aspect. Radiator. Stairs off to the first floor.



### Dining Area

9'8" x 6'2" (2.97 x 1.88)

Double glazed patio door with access into the rear garden. Archway to the kitchen.

### Kitchen

9'7" x 6'6" (2.93 x 1.99)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Inset sink with single drainer, mixer tap. Part tiled Plumbing for automatic washing machine. Space for fridge/freezer. Double glazed window to the rear aspect.

### First Floor

#### Landing

Loft access.

#### Bedroom One

13'1" max x 8'1" (4.01 max x 2.48)

Double glazed window to the rear aspect. Built-in wardrobes. Radiator.



#### Bedroom Two

11'3" to robe x 7'5" (3.45 to robe x 2.27)

Double glazed window to the front aspect. Built-in wardrobes with mirrored sliding doors. Radiator. Airing cupboard.





### Bathroom

6'3" x 6'1" (1.92 x 1.87)

White suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled splash backs. Radiator. Double glazed window to the side aspect.



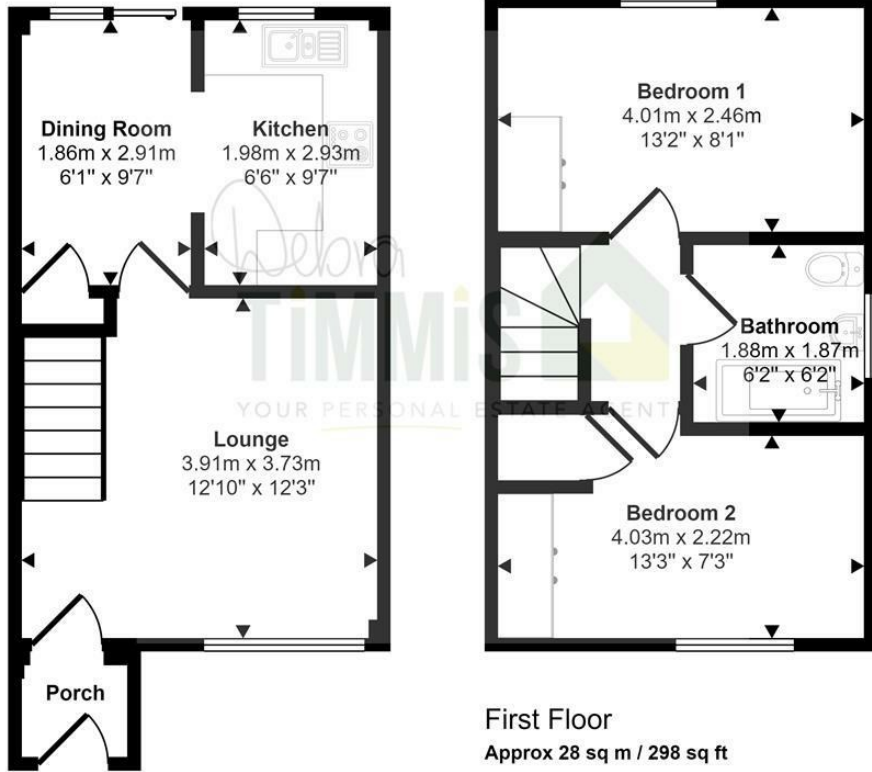
### Externally

Block paved frontage providing off road parking. Enclosed rear garden with paved walkway and lawn garden.





Approx Gross Internal Area  
56 sq m / 604 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</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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