

Heathfield Road Chell Heath Stoke-On-Trent ST6 6PQ



Offers In The Region Of £160,000

Heathfield Road, Chell Heath, Stoke-On-Trent, ST6 6PQ

It's time to pack your boxes and get ready to move
This is a property we're sure you will love
In popular Chell Heath on Heathfield Road it does sit
With first time buyers, families and investors this will be a hit
With spacious accommodation and plenty of room for you
This is a home you really must view
So if this sounds like the perfect house for you -
Call DEBRA TIMMIS and arrange to view!

This well-presented extended semi-detached house on Heathfield Road offers a perfect blend of comfort and convenience. Boasting a corner position, the property is both inviting and spacious, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a separate WC, ensuring practicality for family living. The lounge provides a cosy space for relaxation, while the breakfast kitchen is perfect for casual dining and entertaining. There is a bedroom/sitting room to the ground floor. The addition of a lean-to enhances the living space, allowing for versatility in how you choose to use it.

The first floor features three bedrooms, providing ample space for family members or guests. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze. Outside, the property benefits from off-road parking, a valuable asset. The well-maintained exterior and corner plot position add to the appeal, offering a sense of privacy and space.

This semi-detached house is not only a lovely home but also a fantastic opportunity. Viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

Entrance Hall

Upvc door to the front aspect. Radiator. Useful storage cupboard. Tiled floor.

Separate WC

Combination WC and wash basin.

Lounge

13'8" x 12'0" (4.19 x 3.68)

Double glazed window to the front aspect. Laminate flooring. Radiator. Double doors with access to the breakfast kitchen.

Breakfast Kitchen

20'11" x 8'6" (6.39 x 2.60)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Five ring gas hob and built-in oven. Extractor hood. Stainless steel sink with single drainer, mixer tap. Space for breakfast table. Inset ceiling spot lights. Double glazed window and double glazed patio door to the rear aspect. Access to the lean to.

Bedroom Four/Sitting Room

13'8" x 9'2" (4.18 x 2.81)

Double glazed window to the front aspect. Radiator.



Lean to

15'3" x 7'6" (4.66 x 2.30)

Two double glazed windows. Upvc door with access into the rear garden.

First Floor

Landing

Double glazed window to the side aspect. Loft access. Laminate flooring.

Bedroom One

12'1" x 10'3" (3.70 x 3.14)

Double glazed window. Radiator. Built-in cupboard with shelving. Laminate flooring.



Bedroom Two

10'5" x 8'6" (3.19 x 2.61)

Double glazed window. Radiator. Built-in robe/storage. Laminate flooring.



Bedroom Three

9'1" narrowing to 6'10" x 8'6" (2.79 narrowing to 2.10 x 2.61)

Double glazed window. Radiator. Laminate flooring.

Bathroom

10'2" x 5'6" (3.10 x 1.69)

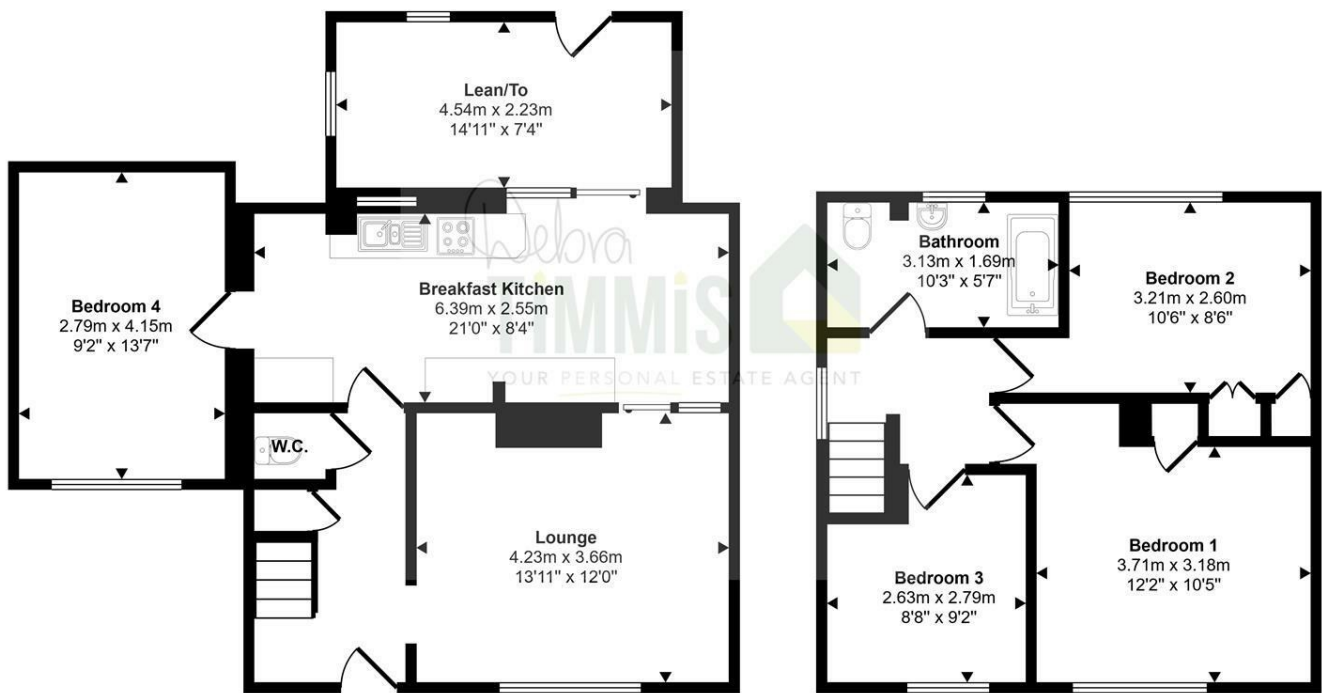
Suite comprises, panelled bath with shower attachment, vanity wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window.



Externally



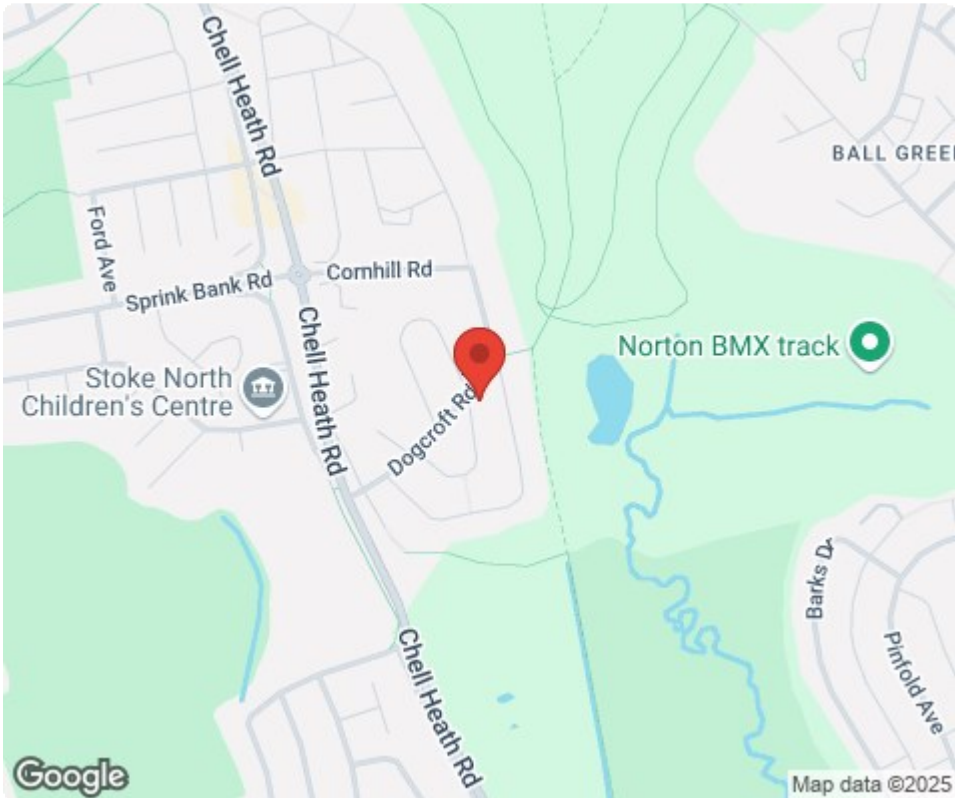
Approx Gross Internal Area
108 sq m / 1161 sq ft



Ground Floor
Approx 66 sq m / 707 sq ft

First Floor
Approx 42 sq m / 454 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:

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

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