

£160,000

7 Rowhurst Place, Chell Heath, ST6 6PF



- FOR SALE WITH NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE-DINER
- CONSERVATORY ADDITION
- MODERN KITCHEN & BATHROOM
- GUEST CLOAKROOM
- QUITE CUL-DE-SAC LOCATION
- LOVELY CORNER GARDEN
- ON-STREET PARKING

FOR SALE WITH NO UPWARD CHAIN.... lovely three bedroom semi-detached house in a quiet cul-de-sac of Chell Heath. Conservatory addition overlooking lovely private gardens. Please be aware that there are steps and level changes to this property that may make it unsuitable for some purchasers. Ideal first-time-purchase or investment.

7 Rowhurst Place, Chell Heath

ENTRANCE PORCH

2.07m x 0.95m (6'9" x 3'1")

Entrance into the property via UPVC door, into useful porch with space for coats, shoes, bags etc. UPVC double glazed window. Inner door through to entrance hallway.

HALLWAY

3.28m x 1.87m (10'9" x 6'2")

The hallway is light, bright and stylish with real wooden flooring, white painted walls and doors off to the lounge, kitchen and guest wc. UPVC double glazed window. Wall mounted radiator.

LOUNGE-DINER

5.56m x 3.86m (18'3" x 12'8") max

Spacious and welcoming - the lounge is large enough to have a dining section at one end and seating area at the other. Grey wood-effect flooring, central fireplace with open fire. UPVC double glazed window overlooking the front of the property, whilst patio doors to the opposite end of the room provide entrance to the conservatory. Wall mounted radiators.

KITCHEN

3.39m x 3.13m (11'1" x 10'3")

Modern and spacious with a range of wall and base units, integrated sink and drainer, integrated electric oven with gas hob and extractor fan above. Wall mounted radiator. UPVC double glazed window overlooking the rear garden area. Space and plumbing for washing machine. Space for under-counter fridge and freezer. UPVC part-glazed rear door leading to the side of the property.

GUEST CLOAKROOM

1.80m x 0.85m (5'11" x 2'9")

Useful guest wc, with part tiled walls, tiled floors, UPVC double glazed frosted-glass window.

CONSERVATORY

2.78m x 2.27m (9'1" x 7'5")

Always a useful addition to any home - with electric heating this conservatory can be used in the cooler months, too. UPVC double glazed elevations, with French doors opening on to the rear patio area. Useful as an additional dining or seating area.

STAIRS AND LANDING

2.28m x 1.87m (7'6" x 6'2")

Stairs from the entrance hallway up to the first floor landing. Stylish with carpet-runner, up to the landing area which then has wood-effect flooring. UPVC double glazed window. Large airing/storage cupboard.

BEDROOM ONE

3.50m x 3.50m (11'6" x 11'6")

Lovely double room with continuation of the wood-effect grey laminate flooring. Super range of fitted wardrobes. Built-in storage cupboard. UPVC double glazed window overlooking the rear garden. Bright and light and nicely presented.

BEDROOM TWO

3.62m x 2.58m (11'11" x 8'6") max

A second double room with grey wood-effect flooring, UPVC double glazed window overlooking the rear garden. Built-in storage cupboard. Wall mounted radiator.

BEDROOM THREE

2.91m x 2.02m (9'7" x 6'8")

A third nicely proportioned room, with wood-effect flooring, UPVC double glazed window overlooking the front of the property. Wall mounted radiator.

FAMILY BATHROOM

1.84m x 1.58m (6'0" x 5'2")

Modern, compact bathroom with bath having shower off taps, wc, wash hand basin, wall mounted heated towel rail, UPVC double glazed frosted-glass window.

OUTSIDE AREAS

The property is on a large corner plot that has various levels of access - the rear patio section and side decked space is easily accessed, but both the rear and corner garden sections are raised and have steps up to them. To the front of the property are steps to the main entrance, with a path leading to a secured gate to the side of the house, through to the rear garden areas. The garden offers such great potential - with lots of space and greenery.









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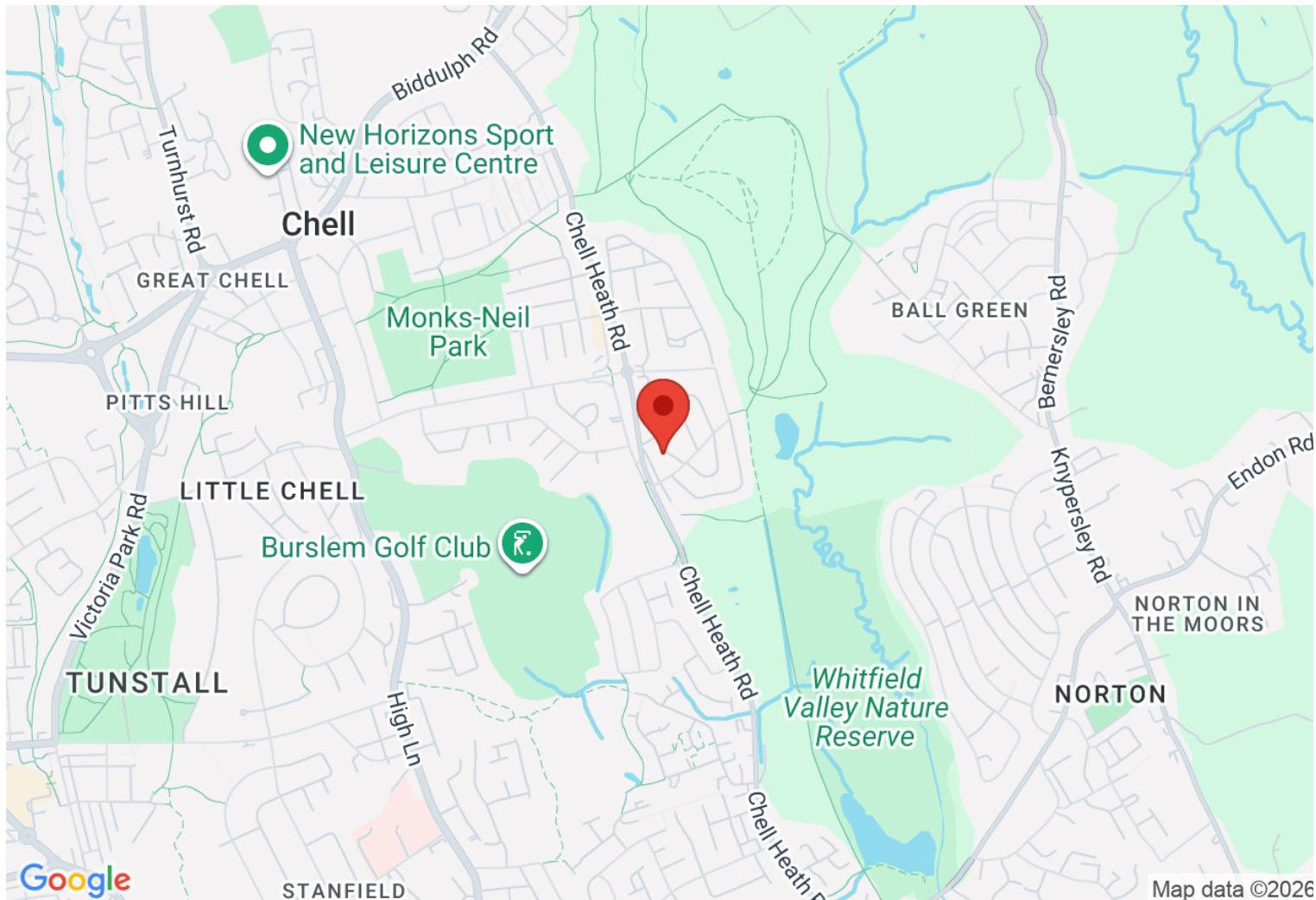


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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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