



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



43 Chatsworth Drive, Stoke-On-Trent, ST9 0PA

Offers In The Region Of £200,000

A three bedroom detached home, located in the popular residential area of Werrington. The property benefits from off road parking and open plan kitchen/dining space. Externally there is gated access to the rear garden providing access to a detached garage.

This ideal family home is located within close proximity to many local amenities such as schools, local doctors surgery, shops, public houses, churches and public transport.

Early viewing is highly recommended!



Entrance Hallway

External door to side elevation, staircase off.

Living Room 15'8" x 12'11" maximum measurement
(4.79 x 3.96 maximum measurement)



Wooden double glazed bay window to the front elevation, radiator, fireplace on tiled hearth with wood and tiled surround, part wooden panelled, ceiling rose.



Downstairs WC

Low level WC, wash hand basin with storage beneath, fully tiled walls.

Dining Kitchen 15'9" x 11'1" max (4.82 x 3.38 max)



Open plan with kitchen having integrated oven and grill, electric induction hob with extractor over, stainless steel sink unit with mixer tap, part tiled walls, tiled floor, window to the rear elevation.

Dining area with wooden double glazed window to rear elevation, radiator.

Rear Porch

Housing Worcester gas boiler, plumbing for washing machine, space for fridge freezer, wooden double glazed window to the rear and side elevation, wooden external door to the side elevation, tiled floor.

First Floor Landing

Radiator, storage cupboard.

Bedroom One 13'10" x 9'11" (4.22 x 3.03)



Built in wardrobes and overhead storage, built in dressing table and bookcase, wooden double glazed window to the front elevation.

Bedroom Two 7'11" x 7'1" (2.43 x 2.17)



Wooden double glazed window to rear elevation, radiator.

Bedroom Three 8'3" x 7'10" maximum measurement (2.54 x 2.41 maximum measurement)



Built in wardrobes and storage, wooden double glazed window to the rear elevation, radiator.

Bathroom 5'11" x 5'4" (1.82 x 1.65)



Low level WC, wash hand basin with storage beneath, accessible bath with mixer shower over, wooden double glazed window to side elevation.

Outside



To the front of the property is laid to lawn with mature trees and shrubs with hedged boundary. Block paved driveway leading to gated access to rear garden and garage.



Rear Garden

Laid to block paving and lawn, fenced boundaries, borders with mature trees and shrubs.



Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Detached Garage 16'2" x 8'7" (4.93 x 2.63)



With up and over door, pedestrian access to the side elevation, windows to the side and rear elevation, light and power connected.

Services

We believe the property is connected to mains services.

Tenure & Possession

We believe the property is freehold.

Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council to whom all enquiries of planning or other relevant matters should be addressed.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

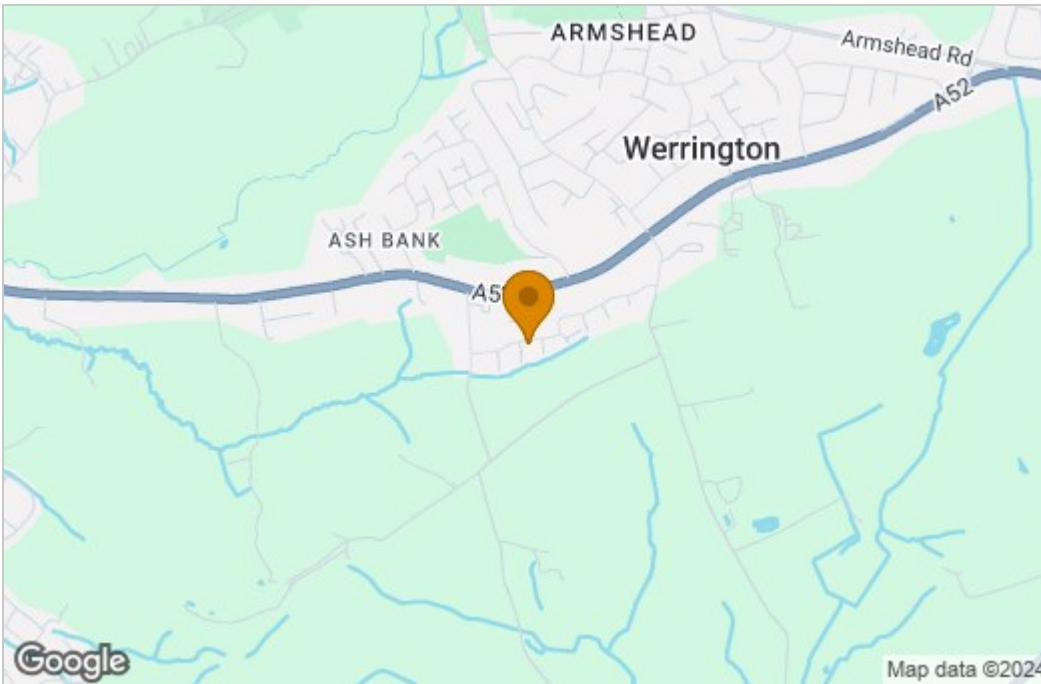
Floor Plan



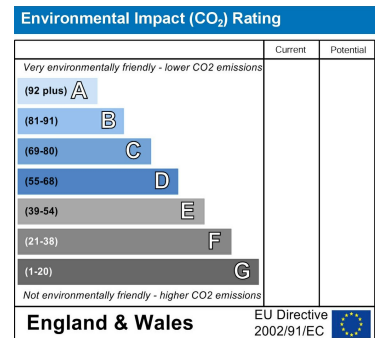
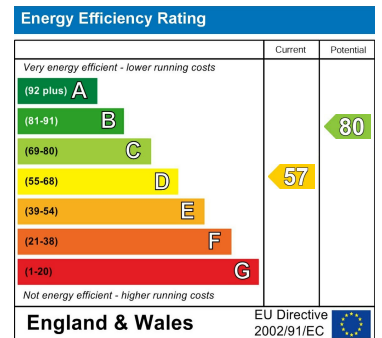
Total area: approx. 951.3 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.