



 **3**  
Bedrooms

 **1**  
Bathroom

 **1**  
Reception

SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- THE PROPERTY HAS BEEN MODIFIED TO A TWO BEDROOM TO SUIT VENDORS NEEDS
- POTENTIAL FOR SIDE AND SECOND FLOOR EXTENSION (STPP)
- OPEN PLAN LIVING & FAMILY ROOM
- WELL LOOKED AFTER KITCHEN DINER
- HIGH SPEC FITTED KITCHEN WITH BEECH WORK SURFACES
- TWO DOUBLE BEDROOMS with PLENTY OF STORAGE
- DOUBLE SHOWER ROOM
- EXTENSIVE DRIVEWAY FOR NUMEROUS VEHICLES
- OVERSIZED SINGLE GARAGE
- READY TO MOVE IN with LOTS OF FURTHER POTENTIAL





It's taking me HIGHER, HIGHER, HIGHER OFF THE GROUND! You'll be jumping HIGH off the ground for this FANTASTIC PROPERTY on HIGH LANE, CHELL! This EXTENDED two bedroom semi is just what you're looking for! This stunning property is perfect for anyone looking for a luxurious home with plenty of space and style. As you enter through the spacious entrance hall and then into the OPEN PLAN LIVING AREA, following seamlessly into the FAMILY ROOM with large patio doors that truly bring the outside in. Creating a bright atmosphere, with the advantage of dining al fresco style! The kitchen diner is well maintained and presented to a high standard with top specification facilities, plus Amtico luxury vinyl flooring. There is also worktop space and curved cupboards for storage, which makes it the perfect place for hosting or just enjoying. Upstairs, you will discover TWO DOUBLE BEDROOMS, both featuring fitted wardrobes, and the versatility to suit your needs. The PRISTINE shower room serves an immaculate style. The property is currently modified to a two bed, when originally built as a three. The property can be put back to a three bed. Externally, the property has rear and side gardens, in a private spot, with side access to the front. The front of the property features a DRIVEWAY big enough for numerous vehicles. The rear of the property features a LARGE DECKING AREA and FANTASTIC workshop/garage, for any extra hobbies or home gym. Not only is this home already fabulous, it also benefits from the potential to increase in size from a side extension and a double storey extension (STPP), making it into a four bed! So AIM HIGH AND SET YOUR SIGHTS ON THIS great property. Contact Samuel Makepeace Bespoke Estate Agents Today. \*The property has been currently modified to a two bedroom house to suit the current owners needs.

#### ROOM DETAILS

Entrance Hall - Wooden door, Amtico flooring and cupboard.

Open Plan Living - Double glazed bow window, Amtico flooring and radiator.

Open Plan Family Room - Two double glazed windows and double glazed patio doors. Amtico flooring and radiator.

Kitchen - Double glazed window, single glazed internal window. Fitted wall and base curved units, beech work surfaces. Sink and drainer, integral cooker hood, spaces for cooker, fridge/freezer and washing machine. Amtico flooring and radiator.

Landing - Double glazed window, cupboard and laminate flooring

Bedroom One - Two double glazed windows, fitted wardrobes, laminate flooring and radiator.

Bedroom Two - Double glazed windows, fitted wardrobes, cupboard, laminate flooring and radiator.

Shower Room - Double glazed window, LLWC, hand wash basin and double shower cubicle. Laminate flooring, part tiled walls and towel warming radiator.

#### EXTERIOR

Front - Pebbled driveway for a multitude of vehicles side access and garage access.

Rear - Decking, paved patio, leading to shrubs and paved path. Wooden shed storage and concrete garage.

Garage - Oversized single garage, double glazed door and wooden doors.

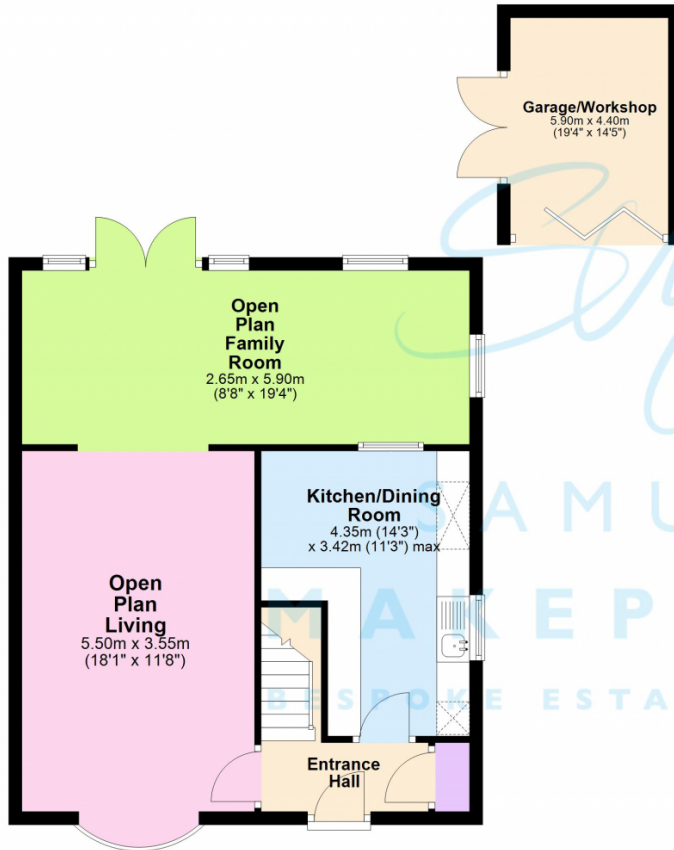








Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: High Lane, Chell, Stoke-on-Trent

Scan me for more info

