

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



24 Chelmsford Drive, Bentilee, Stoke-On-Trent, ST2 0JW

£155,000

- Fully Refurbished
- New Fitted Carpets
- Utility Room
- White Bathroom Suite
- Three Bedrooms
- Combi Boiler & UPVC Double Glazing
- GF Cloaks/Wc
- Generous Off Road Parking

Step into this refurbished three-bedroom semi-detached home on Chelmsford Drive – a perfect blend of comfort, space, and style.

Recently updated with fresh plasterwork and brand new carpets throughout, this property is ready for you to make it your own. Enjoy the benefits of gas central heating and UPVC double glazing.

Outside, you'll find a generous driveway to the side – spacious enough for a motorhome – and a fantastic, oversized rear garden, ideal for family life or entertaining. With a peaceful outlook over woodland, this is a wonderful opportunity to own a family-sized home in a lovely setting.

Don't miss out – For more information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. New fitted carpets.

LOUNGE

13'04 x 10'00 (4.06m x 3.05m)

New fitted carpet. Radiator. UPVC double glazed patio doors. Feature fireplace with electric fire. Neutral decoration.

KITCHEN

11'01 x 10'07 (3.38m x 3.23m)

New gloss fitted wall cupboards and base units. Electric freestanding cooker. Radiator. Quarry tiled floor. Spotlighting. UPVC double glazed window. Baxi gas combi boiler.

UTILITY ROOM

Quarry tiled flooring. Radiator. UPVC double glazed window. Plumbing for washing machine. PVC panelled walls.

CLOAKS/ W/C

W/C. PVC panelled walls

FIRST FLOOR

LANDING

New fitted carpet. UPVC double glazed window. Glass balustrade. Access to the loft.

BEDROOM ONE

10'07 x 10'01 (3.23m x 3.07m)

New fitted carpet. Radiator. Freshly decorated. UPVC double glazed window.

BEDROOM TWO

11'05 x 9'09 (3.48m x 2.97m)

New fitted carpet. Radiator. Freshly decorated. UPVC double glazed window.

BEDROOM THREE

8'04 x 6'11 (2.54m x 2.11m)

New fitted carpet. Radiator. Freshly decorated. UPVC double glazed window.

BATHROOM

7'06 x 5'06 (2.29m x 1.68m)

White suite consisting of a bath with shower over. wash basin and wc. Spotlights. Two UPVC double glazed windows. Chrome heated towel rail. Extractor fan.

OUTSIDE

Paved shared driveway.

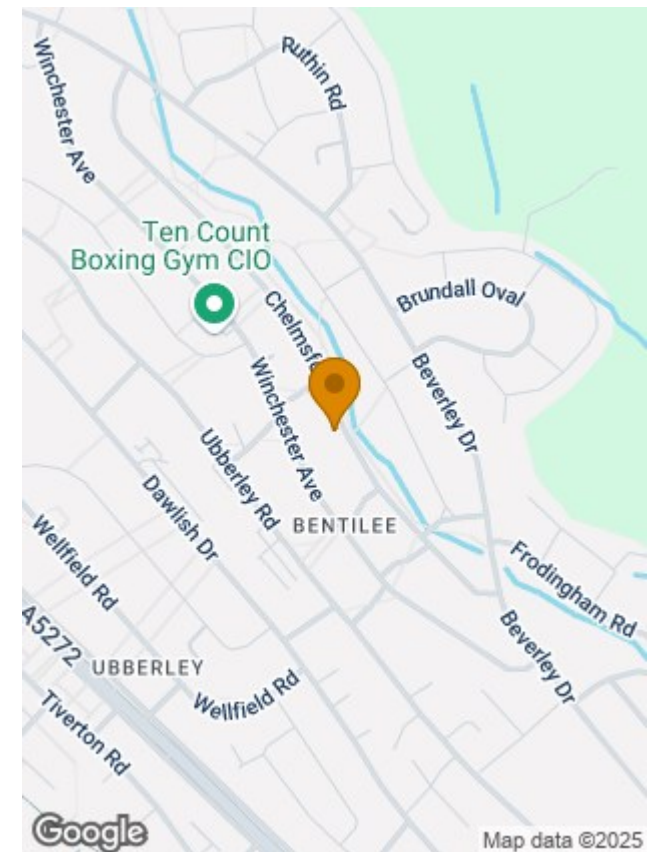
Private additional parking to the rear.

Large rear garden with paved area and lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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