



Chell Heath Road,

**£120,000**



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## Chell Heath Road, Stoke-On-Trent

**£120,000**

A forecourted three bedroom Mid Town House situated in a popular residential location, close to local amenities and within easy access of Hanley City Centre and the Potteries Towns. The deceptively spacious accommodation comprises of an Open plan Lounge dining room, modern kitchen and bathroom. To the first floor there are three good size bedrooms. Paved patio are to the rear leading to a garden laid to lawn. Additional benefits include UPVC double glazing and gas central heating. Ideal for First Time Buy or Investment. EPC Grade TBC. Call one of our dedicated sales team today to book an internal inspection.

### ENTRANCE PORCH

Upvc entrance door. Wooden effect laminate flooring.

### ENTRANCE HALL

Wooden effect laminate flooring. Radiator. Stairs off to first floor.

### THROUGH LOUNGE DINER

8.36m x 3.30m (27'5" x 10'10")

Upvc double glazed bay window to the front. Feature fire place with tiled surround and hearth housing wood burner effect gas fire. Coved ceiling. Wooden effect laminate flooring. Radiator.

### KITCHEN

3.40m x 2.67m (11'2" x 8'9")

Upvc double glazed window to the side. Stainless steel sink unit incorporating a wide range of eye and base units with work tops over.

Part tiled walls. Built in oven hob and extractor fan. Integral fridge freezer and dishwasher. Tiled flooring. Under stairs storage cupboard. Ceiling spots.

### BATHROOM

4.47m x 1.60m (Extending to 8'10) (14'8" x 5'3" (Extending to 8'10))

Upvc double glazed window to the side. White suite comprising of panelled bath with shower attachment over. Low level WC. Pedestal wash hand basin and separate shower cubicle. Part tiled walls. Tiled flooring. Ceiling spots. Heated towel rail.

### FIRST FLOOR LANDING

Storage cupboard. Radiator.

### BEDROOM ONE

4.50m x 3.63m (14'9" x 11'11")

Two Upvc double glazed windows to the front. Wooden effect laminate flooring. Coved ceiling. Radiator.

### BEDROOM TWO

3.96m x 2.62m (13'0" x 8'7")

Upvc double glazed window to the rear. Wooden effect laminate flooring. Radiator.

### BEDROOM THREE

3.84m x 2.72m (12'7" x 8'11")

Upvc double glazed window to the rear. Wooden effect laminate flooring. Radiator.

### EXTERNAL

To the rear of the property there is a paved patio area and garden laid to lawn.



For full EPC please contact the branch

