



41 Chorley Avenue

Chell, ST6 7LG

Price £170,000



Here at Carters, we are pleased to present this beautifully maintained three-bedroom semi-detached residence, occupying a popular position within Chell. Offering spacious and versatile accommodation throughout, together with excellent external space, this property is ideally suited to first-time buyers, growing families and investors alike.

The accommodation is thoughtfully arranged to provide comfortable and practical living. Upon entering, you are welcomed into a spacious living room, creating an inviting setting for both everyday family life and entertaining. To the rear of the property is a contemporary breakfast kitchen, offering a range of fitted units and ample workspace, which leads seamlessly into a bright and airy sun room overlooking the rear garden. Completing the ground floor is a well-appointed shower room, adding further convenience to the layout.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom. A further staircase provides access to the converted loft space.

Externally, the property benefits from generous off-road parking for multiple vehicles to the front. To the rear is an enclosed lawned garden featuring a paved patio and an outhouse with power, providing excellent potential as a workshop, storage facility or additional workspace.

Conveniently situated, the property enjoys easy access to a range of local amenities, well-regarded schools and excellent transport links, making it an outstanding opportunity for purchasers seeking a spacious and adaptable home in a well-established residential location.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator. Laminate flooring.

Living Room

10'2" x 10'4" (3.10m x 3.15m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator. Laminate flooring.

Kitchen

11'8" x 11'5" (3.56m x 3.48m)

UPVC double glazed window to the rear elevation.

High gloss fitted kitchen incorporating wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Space for a cooker. Space for a fridge freezer. Space and plumbing for a washing machine. Integrated dishwasher. Built in under stairs cupboard. Coving to the ceiling. Panel radiator. Vinyl flooring.

Sun Room

12'5" x 8' (3.78m x 2.44m)

UPVC double glazed French doors to the rear elevation. UPVC double glazed window to the side elevation.

Vinyl flooring.

Ground Floor Shower Room

4'3" x 7'2" (1.30m x 2.18m)

Two UPVC double glazed windows to the rear elevation.

Shower enclosure having water proof aqua paneling. Vanity basin unit with storage under. Mid level w.c. Chrome heated towel rail. Laminate flooring.

Stairs and Landing

Built in airing cupboard. Stairs leading to the loft space.

Bedroom One

13'7" x 8'4" (4.14m x 2.54m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Built in wardrobe and storage cupboard. Radiator. Carpet.

Bedroom Two

10'10" x 10'4" (3.30m x 3.15m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator. Carpet.

Bedroom Three

8'5" x 5'6" (2.57m x 1.68m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator. Carpet.

Family Bathroom

7'6" x 5'7" (2.29m x 1.70m)

UPVC double glazed window to the rear elevation.

Three piece fitted bathroom suite comprising of; a p-shape bath having an electric shower over, a vanity basin unit with storage under and a mid level w.c. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

Loft Space

14'8" x 14'10" (4.47m x 4.52m)

Two Velux roof lights. Radiator.

Outhouse

Hardwood entrance door to the front elevation. Hardwood double glazed window to the front elevation.

Power.

Externally

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, along with a secure gated side access leading to the rear garden. The rear garden is predominantly laid to lawn and features a paved seating area, ideal for outdoor entertaining and relaxation. A useful detached outhouse with power provides excellent storage space or potential for a variety of uses.

Additional Information

Freehold.

Council Tax Band A.

Total Floor Area: TBC.

Disclaimer

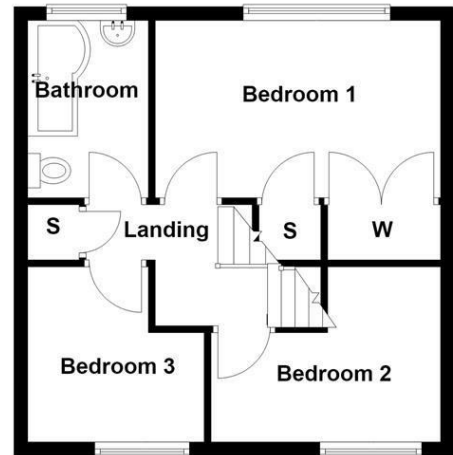
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Tel: 01782 470391

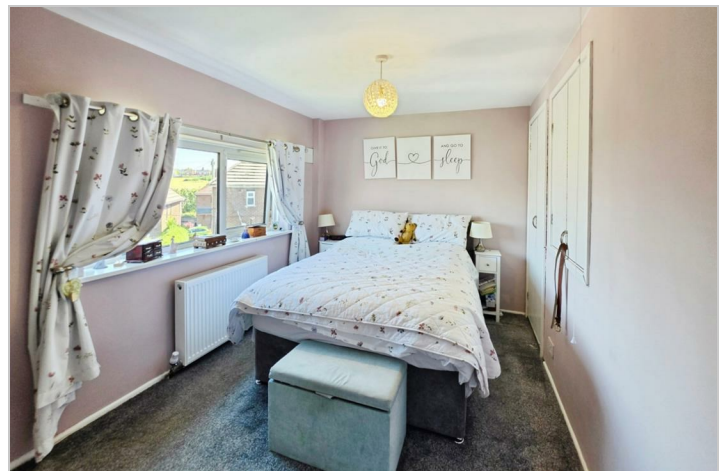
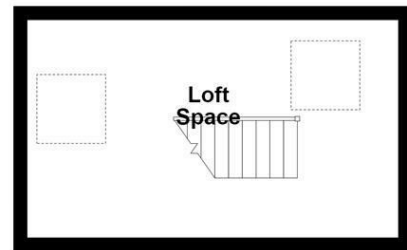
Ground Floor



First Floor



Second Floor



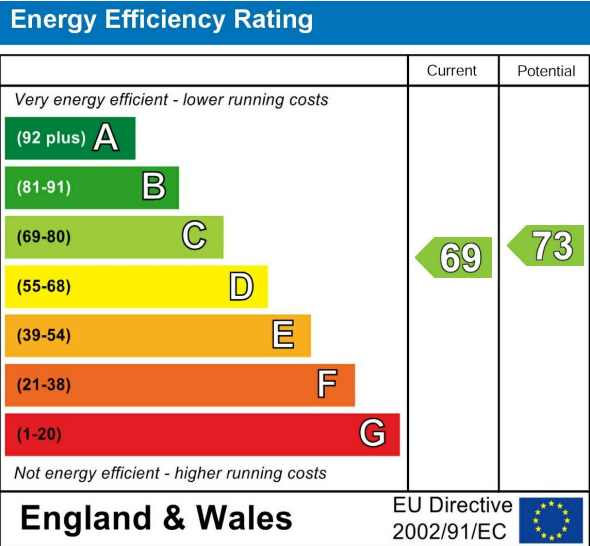
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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