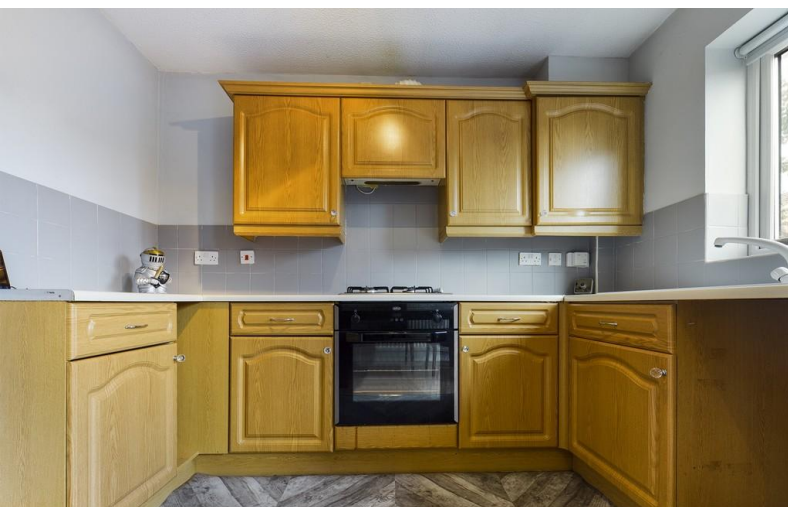


TO LET



Bishop Road, Chell, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi detached house

£800 pcm



Bishop Road, Chell, Stoke-on-Trent

Semi detached house,
2 bedroom, 1 bathroom

£800 pcm

Date available:

Deposit: £923

Unfurnished

Council Tax band: B

- Semi detached house
- Lounge
- Kitchen dining room
- 2 Bedrooms
- First floor bathroom
- Rear Garden
- Off road parking

MODERN 2-BED SEMI-DETACHED HOME - CHELL

A well-presented and easy-to-maintain two-bed semi-detached home in the residential area of Chell. Offering a cosy lounge, kitchen/diner, two bedrooms and a first-floor bathroom, this property is ideal for couples, small families or professionals.

The fully enclosed, low-maintenance rear garden, along with off-road parking for two cars, makes this a practical and welcoming home.

Pets may be considered depending on type/size/quantity and would incur an additional £25 pcm.

ENTRANCE HALL 3' 4" x 3' 10" (1.02m x 1.17m)

Useful porch area to help keep the lounge warm when entering the home.

LOUNGE 12' 4" x 13' (3.76m x 3.96m) A cosy space with a feature fireplace. Open-plan stairs lead to the

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



first floor, and there is direct access to the kitchen/diner.

KITCHEN 9' 7" x 6' 4" (2.92m x 1.93m) Kitchen Area – 2.93m x 1.94m (9'7" x 6'4")

Light-wood units with integrated electric oven, gas hob and extractor. Space for a freestanding fridge/freezer and washing machine.

DINING AREA 9' 6" x 6' 3" (2.9m x 1.91m) Dining Area Room for dining furniture with sliding patio doors to the rear garden-ideal for indoor/outdoor entertaining. Includes a useful under stairs storage cupboard.

BEDROOM 7' 11" x 13' 1" (2.41m x 3.99m) Double bedroom overlooking the rear garden with space for double bed, wardrobe and drawers.

BEDROOM 7' 8" x 13' 1" (2.34m x 3.99m) Smaller double room at the front of the house with an over-stairs storage cupboard. Ideal as a child's room, guest room, office or hobby space.

BATHROOM 6' 3" x 6' 1" (1.91m x 1.85m) Three-piece suite: bath, WC and basin. Electric shower over the bath.

OUTSIDE Front: Paved driveway providing off-road parking for two cars



Rear: Fully enclosed, low-maintenance garden with patio, gravel area, and an additional lower paved area for privacy. Side gate access. Space for pots/planters for gardening enthusiasts.



Stoke on Trent (Belvoir)

Albion Street • Stoke-On-Trent • ST1 1QH

T: • E:

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.