

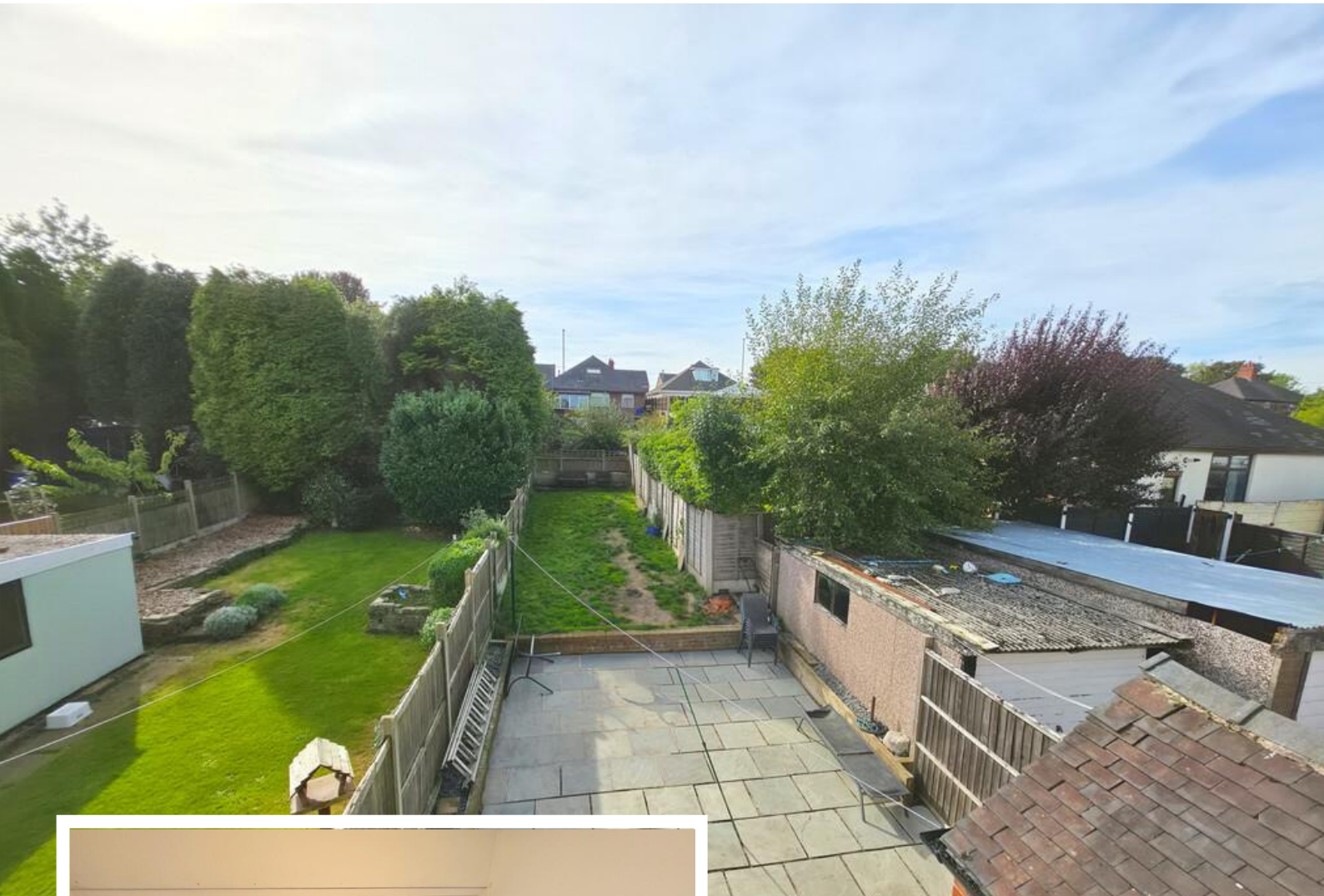


Chell Green Avenue
Chell, ST6 7JY

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN
- TWO RECEPTION ROOMS
- DRIVEWAY & GARAGE
- SPACIOUS REAR GARDEN
- UPVC D/GLAZING & GAS C/HEATING
- LONG KITCHEN, MODERN SHOWER ROOM

£179,950





Property Description

INTRO

With NO CHAIN, and sitting in the ever popular Chell Green Avenue, welcome to this beautifully presented and excellent sized semi detached home! Comprising an entrance porch and hall, dining room, lounge, breakfast kitchen, and to the first floor are THREE BEDROOMS and a modernised shower room! A paved driveway provides ample off-road parking, a detached garage, and to the rear is a family sized garden having paved and lawned areas to enjoy. UPVC double glazing throughout and gas central heating from a gas combi boiler. A popular location nearby to schools, amenities, and road links across the city. Contact us immediately to get your viewing booked in!

DIRECTIONS

Please use postcode ST6 7JY for Sat Nav/ Google Maps. From The A5272 High Lane, turn into Clement Road, and right into Chell Green Avenue, where the property can be found on the right hand side (no for sale sign).

ACCOMMODATION



ENTRANCE PORCH

UPVC double opening doors to the porch area.

ENTRANCE HALL

12' 2" x 6' 11" (3.71m x 2.11m)

Composite front entrance door. Staircase to the first floor. Concealed radiator. Useful understairs store cupboard, also housing electric consumer unit and meters. Coat hooks. Laminate flooring.

DINING ROOM

12' 11" x 10' 11" (3.94m x 3.33m)

Bay window to the front, radiator. Original gas fire (unused). Coving to the ceiling. As pictured, this room is currently being used as a ground floor bedroom.



LOUNGE

13' 9" x 10' 11" (4.19m x 3.33m)

Laminate flooring. Window to the rear, radiator. Wall mounted electric fire. Coving to the ceiling. Feature wall panelling.

KITCHEN

16' 11" x 6' 10" (5.16m x 2.08m)

Comprising plenty of base and wall mounted cupboard units with worksurfaces over. Kitchen extends into a utility section, having breakfast bar seating area. Space for small fridge, small freezer, washing machine and dryer. Three windows to the sides. Single drainer sink unit. Splash back tiling. Integrated eye level oven/ grill and microwave. Radiator. Tiled floor. UPVC rear access door. Spotlights to the ceiling. Wall mounted Main Eco compact gas combi boiler. Central heating thermostat.



FIRST FLOOR LANDING

Window to the side. Access to the loft, being insulated.

BEDROOM ONE

13' 1" x 10' 11" (3.99m x 3.33m)

Bay window to the front, radiator.



BEDROOM TWO

12' 0" x 10' 11" (3.66m x 3.33m)

Window to the rear, radiator.

BEDROOM THREE

7' x 6' (2.13m x 1.83m)

Window to the front, radiator.

SHOWER ROOM

7' 1" x 6' 10" (2.16m x 2.08m)

A modernised shower room with enclosed double shower



cubicle, having two mains pressured power showers. Panelling to all walls. Wash hand basin with vanity cupboard below and low level W.C. Tall vanity cupboard for storage. Spotlights to the ceiling. Vinyl tiled flooring. Frosted window to the side.

EXTERNALLY

FRONT/ DRIVEWAY

Enclosed with a wall to the front and fencing to the sides, this good sized paved driveway provides parking to both the front of the property and along the side of the house.

REAR GARDEN

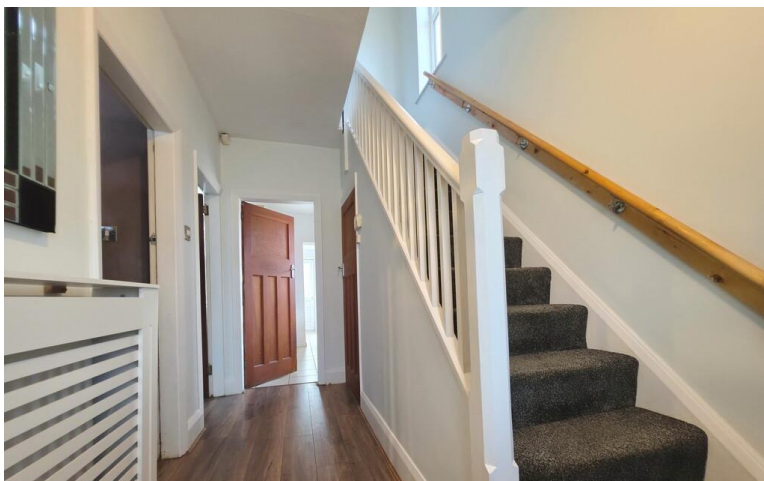
With gated access from the driveway, it opens up to a great sized paved stone patio and further laid to lawn long garden. Enclosed with fencing to the sides and rear.

GARAGE

Of concrete sectional construction and having an asbestos roof. Up and over door. Power and lighting.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and



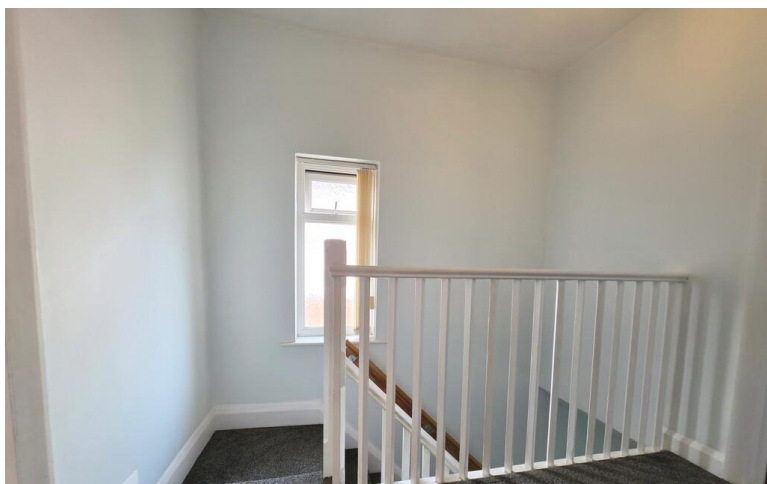


internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Stoke on Trent City Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)
Current: Potential:





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements