



409 Chell Heath Road

Chell Heath, ST6 6PB

Price £150,000



Carters are delighted to welcome to the market this beautifully presented two bedroom, semi-detached home, offering an ideal opportunity for first-time buyers and young families.

Conveniently positioned within close walking distance of local schools and shops, the property is ideally located for everyday family life. To the front there is a driveway which provides off-road parking for two vehicles, along with a useful entrance porch. Internally, the property offers a generous living space leading through to an attractive open-plan dining kitchen. The dining area features French doors opening directly onto the rear garden, making this a great space for both everyday living and entertaining. The kitchen was fitted approximately seven years ago and offers plenty of storage and worktop space, with the appliances also included in the sale.

If you head upstairs, there are two double bedrooms, both benefiting from fitted wardrobes, together with a modern three-piece bathroom suite.

Outside, the rear garden is mainly laid to lawn with a paved patio area, providing an ideal spot for outdoor dining and entertaining. There is also a useful timber storage shed.

This is a beautifully presented modern home offering generous accommodation, off-road parking and a pleasant rear garden, all within easy reach of local schools and amenities.

EARLY VIEWING IS HIGHLY RECOMMENDED – contact Carters today to arrange your viewing.

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Entrance Porch

Composite double glazed entrance door to the front elevation. Carpet.

Living Room

12'4" x 13' (3.76m x 3.96m)

UPVC double glazed window to the front elevation.

Stairs to the first floor. Radiator. Carpet.

Kitchen / Dining Room

9'8" x 13'2" (2.95m x 4.01m)

UPVC double glazed French doors to the rear elevation. UPVC double glazed window to the rear elevation. Fitted kitchen incorporating a range of wall, base and drawer units and laminate wood effect work surfaces. Composite resin sink with a mixer tap and a drainer. Built in electric oven. Built in four ring hob with an extractor over. Built in wine rack. Space for a fridge freezer. Space and plumbing for a washing machine. Under stairs storage cupboard. Radiator. Vinyl flooring.

Stairs and Landing

Access to the partially boarded loft space which has a pull down ladder and lighting.

Bedroom One

10'11" (plus wardrobes) x 8'1"

(3.33m (plus wardrobes) x 2.46m)

UPVC double glazed window to the

rear elevation.

Coving to the ceiling. Fitted wardrobes. Radiator. Carpet.

Bedroom Two

10'6" (plus wardrobes) x 7'5"

(3.20m (plus wardrobes) x 2.26m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Fitted wardrobes. Built in storage cupboard. Radiator. Carpet.

Bathroom

6'3" x 6' (1.91m x 1.83m)

UPVC double glazed window to the side elevation.

Modern three piece family bathroom suite comprising of; a panel bath with a hand held shower, pedestal wash hand basin and a low level w.c. Coving to the ceiling. Recessed ceiling down lighters. Aqua paneling to the walls. Heated towel rail. Vinyl flooring.

Externally

To the front of the property, a paved driveway provides convenient off-road parking for two vehicles.

To the rear, the property benefits from a well-proportioned garden, predominantly laid to lawn with a paved patio area ideal for outdoor seating and entertaining. A useful garden shed provides additional storage, while an outside tap adds further convenience.

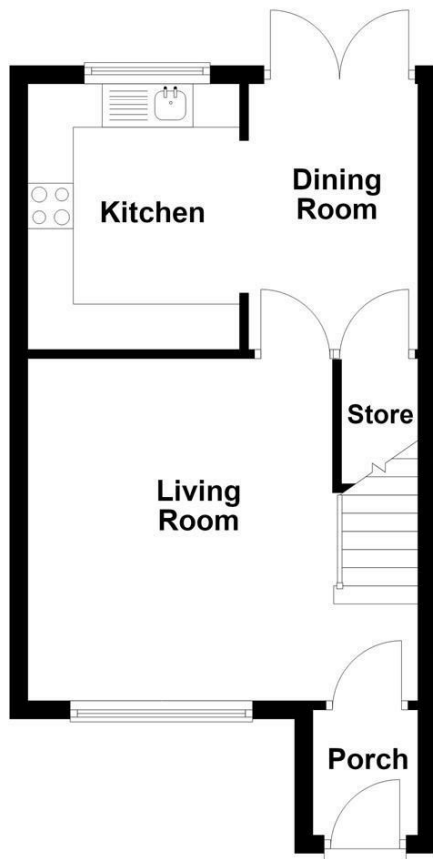
Additional Information

Freehold. Council Tax Band B. Total Floor Area: 57 Square Meters / 614 Square Foot.

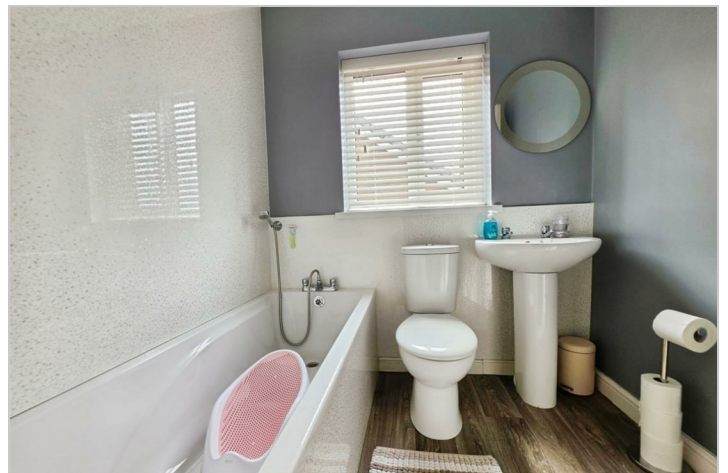
Disclaimer

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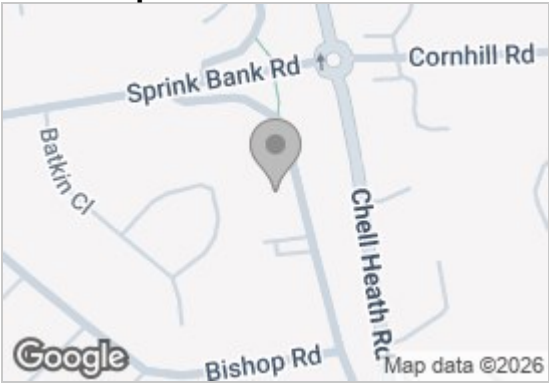
Ground Floor



First Floor



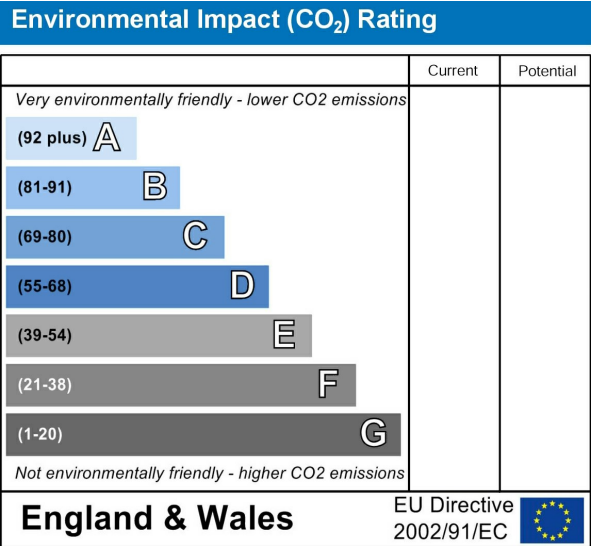
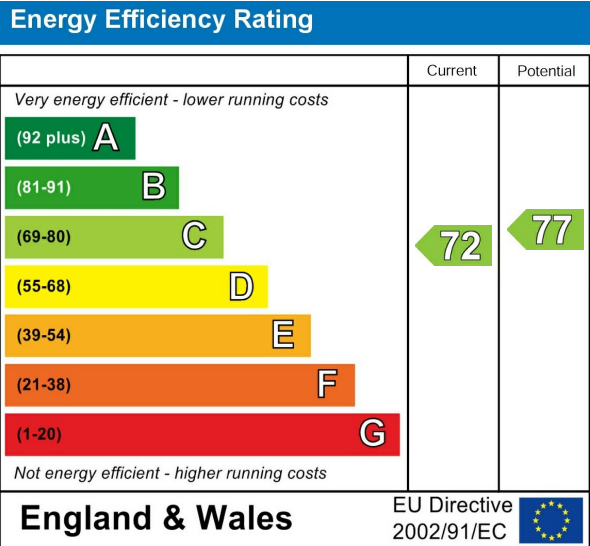
Road Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.