



22 Bretherton Place

Chell, ST6 7LE

Price £155,000



ATTENTION FIRST-TIME BUYERS – DON'T MISS THIS GEM!

Carters are thrilled to present this beautifully presented semi-detached home, perfect for first-time buyers or anyone looking for a move-in ready property in a sought-after location.

Step inside and you'll find a bright and spacious living area, complete with a stylish built-in media wall – ideal for relaxing nights in or entertaining guests.

The modern kitchen/diner is both functional and elegant, with plenty of space for family meals, and there's a separate utility room with built-in storage for added convenience.

Upstairs, you'll discover two generous double bedrooms offering comfort and flexibility, and a well-appointed bathroom designed with modern living in mind.

Outside, the property truly shines – there's block-paved off-road parking for up to three cars, a rare bonus in this location. The large rear garden is perfect for outdoor living, and the versatile summerhouse, currently used as a games room, offers endless possibilities – whether as a home office, studio, or playroom.

This home offers style, space, and flexibility, all in a peaceful, family-friendly setting. It's not just a house – it's a place to call home.

22 Bretherton Place

Chell, ST6 7LE

Price £155,000



Entrance Hallway

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation.

Access to the stairs. Radiator. Tiled flooring.

Living Room

14'7" x 11'2" (4.45m x 3.40m)

UPVC double glazed window to the front elevation.

Built in media wall. Coving to ceiling. Radiator. Laminate flooring.

Kitchen / Diner

10'6" x 10'1" (3.20m x 3.07m)

UPVC double glazed window to the rear elevation.

Recently fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Freestanding gas double oven / grill with four ring gas hob. Built in extractor fan. Space for a microwave. Integrated dishwasher. Built in pantry cupboard with a UPVC double glazed window to the rear elevation, currently housing a freestanding fridge freezer which is available by separate negotiation. Built in wine rack. Partially tiled walls. Radiator. Tiled flooring.

Utility Room

6'6" x 8'11" (1.98m x 2.72m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.

Built in wall units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Built in storage cupboard. Radiator. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.

Built in storage cupboard with a radiator and shelving. Access to the loft which is partially boarded.

Bedroom One

14'8" x 10' (4.47m x 3.05m)

Two UPVC double glazed windows to the front elevation.

Built in double wardrobes. Built in bookcase/shelving. Radiator.

Bedroom Two

9'9" x 11'5" (2.97m x 3.48m)

UPVC double glazed window to the rear elevation.

Built in wardrobes. Radiator.

Bathroom

5'9" x 8' (1.75m x 2.44m)

UPVC double glazed windows to the rear and side elevations.

Three piece fitted bathroom suite comprising of; panel bath with wall mounted shower over, vanity basin unit with high gloss storage units under and a recessed w.c.

Extractor fan. Recessed ceiling down lighters. Chrome heated towel rail. Partially tiled walls. Tiled flooring.

Summer House

11'2" x 7'4" (3.40m x 2.24m)

Bifold doors to the front elevation. Two wooden single glazed windows to the side elevations.

Power. Recessed ceiling down lighters. Laminate flooring.

Externally

Externally, the front of the property features a block-paved driveway providing off-road parking for up to three vehicles.

To the rear, you'll find a generous lawned garden complemented by a variety of trees, plants, and shrubs. A spacious decking area offers an ideal space for outdoor entertaining, bordered by raised railway sleeper flower beds filled with slate

chippings. Additional features include conifer hedges, a vegetable patch, a tall mature tree, a greenhouse, and an outside tap.

Gated side access leads to the front of the property, and there is a secure coal house with a water supply for added convenience.

Additional Information

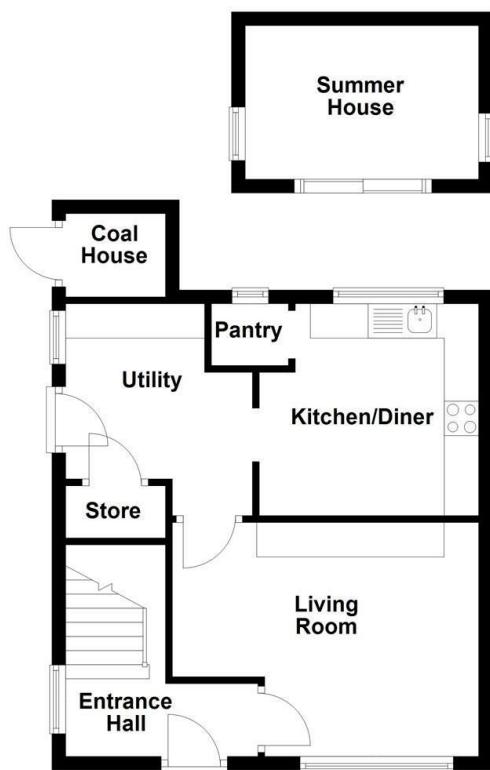
Freehold. Council Tax Band A.

Total Floor Area : 73 Square Meters / 785 Square Ft.

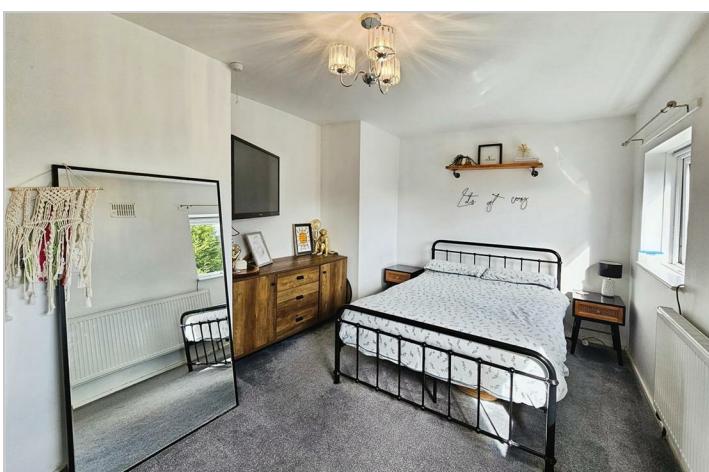
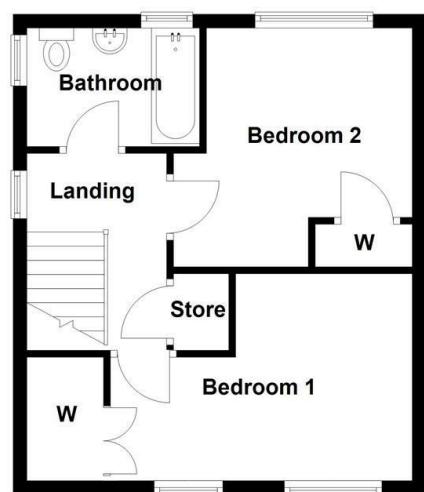
Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

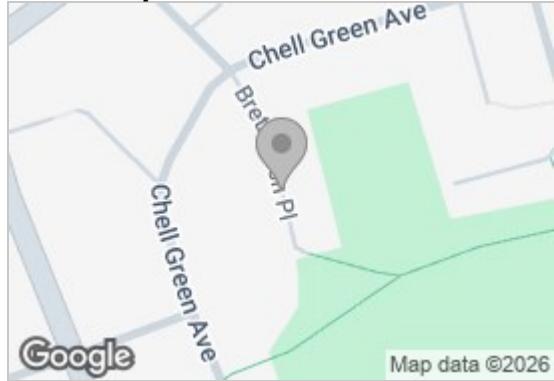
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 

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.