

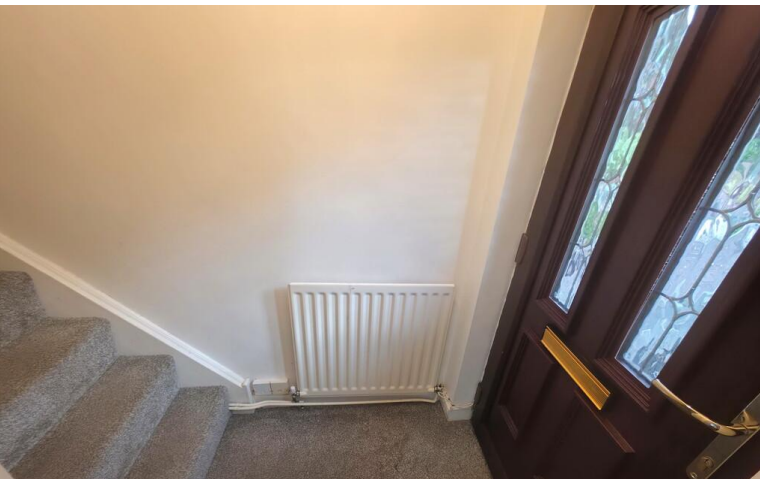


Turnhurst Road
Chell, ST6 6LB

- A TOWN HOUSE
- THREE BEDROOMS
- NO CHAIN
- POPULAR LOCATION
- POTENTIAL TO IMPROVE
- UPDATED BOILER & ELECTRIC BOX
- LANDSCAPED FRONT/ REAR GARDENS
- GARAGE TO REAR

£142,500





Property Description

INTRO

On the popular Turnhurst Road, don't gloss past this **THREE BEDROOM** town house/ terraced with **NO CHAIN**, and further potential to make it your own! Updated 2 year old Baxi boiler and updated electric consumer unit, and with feature landscaped gardens to the front and the rear, with nice open outlook and a detached garage to the rear. Comprising internally an entrance hall, lounge, kitchen/ diner with storage, rear hall with further storage and ground floor W.C. To the first floor are the three bedrooms with a nice view to the rear and an upstairs bathroom. UPVC double glazing. Popular location for nearby schools and easy to hop onto road links across the city and A500/ M6.

DIRECTIONS

Please follow Sat Nav with postcode ST6 6LB. Proceed from Biddulph Road to Packmoor roundabout, turn into Turnhurst Road and the property can be found on the left hand side, as identified by our for sale sign.



ACCOMMODATION

HALL

UPVC front entrance door. Radiator. Staircase to the first floor.

LOUNGE

13' 8" x 13' 4" (4.17m x 4.06m)

Window to the front, radiator. Exposed wooden flooring.

KITCHEN/ DINER

10' 11" x 10' 5" (3.33m x 3.18m)

A fitted suite having base and wall mounted cupboard units, worksurfaces with splash back tiling. Single drainer sink unit. Space for a tall standing fridge freezer. Electric oven/ grill with gas hob over. Window to the rear with a nice outlook. Door to useful panty cupboard and understairs storage area. Electric consumer unit with a passed certificate until 11/2030. Laminate flooring. Radiator. Part panelled splash backs.



HALL

Door to useful store cupboard. UPVC rear access door.

CLOAKS/W.C

8' x 2' 8" (2.44m x 0.81m)

Low level W.C. Small window to the rear. Wall mounted Baxi 800 gas combi boiler (approx 2 years old)



FIRST FLOOR LANDING

Small hatch to loft access. Wall mounted thermostat.

BEDROOM ONE

12' 2" plus wardrobes x 11' 10" (3.71m x 3.61m)

Window to the front, radiator. Inbuilt wardrobes.

BEDROOM TWO

11' x 9' 9" (3.35m x 2.97m)

Window to the rear with a nice outlook. radiator.

BEDROOM THREE

7' 10" x 6' 8" (2.39m x 2.03m)

Window to the rear with a nice outlook. radiator.



BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

A panelled bath with shower attachment. Low level W.C and wash hand basin. Wall panelling. Frosted window to the front. Half panelling to walls.



EXTERNALLY

FRONTAGE

Enclosed with a wall, a forecourted and landscaped front, with gate and paved pathway to the front door. Through side alley to the rear garden.

REAR GARDEN

A low maintenance landscaped paved rear garden with lovely open outlook. Small outbuilding/ store. Enclosed by fencing and gate to the rear access.

GARAGE

Concrete sectional construction with up and over door. Access is from a path behind the property, which is wide enough for a car to go through.

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

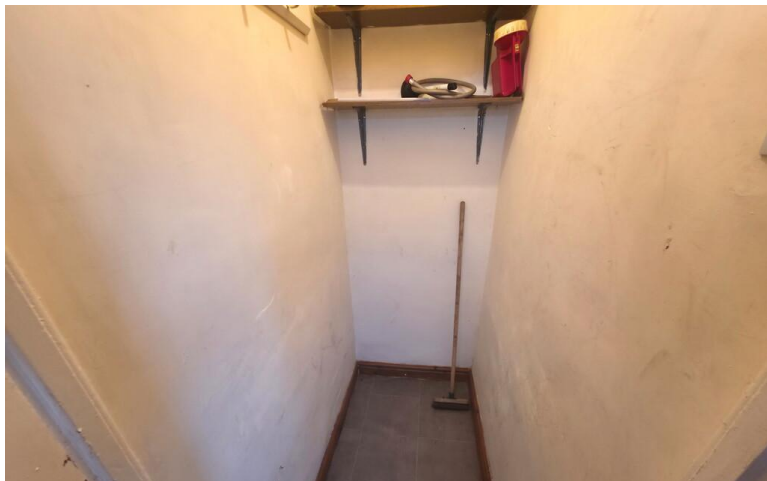
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

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 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



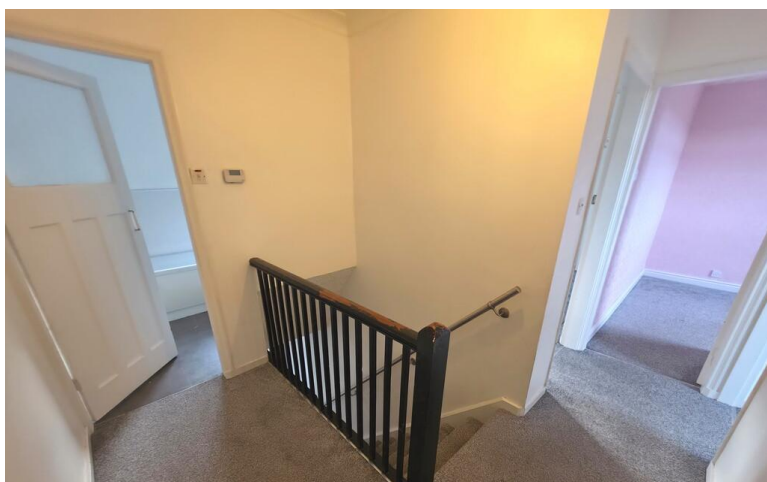
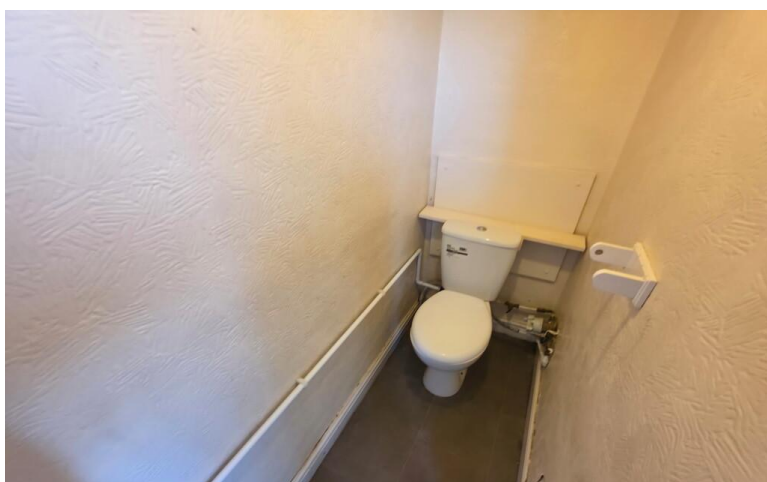


Stoke on Trent Cityxt Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 74C Potential: 80C









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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 and 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