



Barnett Grove
Little Chell, ST6 6NA

- MATURE SEMI DETACHED HOUSE
- WITHIN A CORNER PLOT
- HALL, LOUNGE/DINING ROOM
- EXTENDED KITCHEN, GOOD SIZE GARAGE
- 3 BEDROOMS, BATHROOM
- UPVC D/G & GAS C/H
- NO CHAIN, CONVENIENT LOCATION
- VIEWING IMPERATIVE

£170,000





Property Description

INTRO

A mature semi detached house with in a popular cul de sac location with no chain and within a good sized rear garden plot, comprising hallway, a bay window lounge/dining room, an extended kitchen, attached good sized garage, two double bedrooms, a third bedroom,, a first floor shower room. Externally a front garden, driveway, and a good sized rear garden area. UPVC double glazing & gas central heating. Easy access to all amenities and road links to the A500. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6NA. Turn in to the Barnett Grove and the property can be found at the head of the Cul De Sac, as identified by our for sale sign.

COVERED ENTRANCE PORCH

ENTRANCE HALL

Entered through a composite door with glazed panels.



Staircase to the first floor, tiled floor, radiator.

CLOAKROOM

Window to the side elevation. Low level W.C, under stairs store area.

LOUNGE/DINER

25' x 11' 6" (7.62m x 3.51m) MAX

Bay window to the front elevation, patio doors to the rear. Coving to the ceiling, radiator.

KITCHEN

19' 9" x 7' 7" (6.02m x 2.31m)

Two windows. A range of wall and base units, single drainer sink, worksurface. Space for appliances, door to the attached garage.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

12' x 9' 8" (3.66m x 2.95m)

Window to the front elevation. Radiator.

BEDROOM TWO

11' 11" x 11' 6" (3.63m x 3.51m)

Window to the rear elevation, radiator.

BEDROOM THREE

8' 10" x 8' (2.69m x 2.44m)

Window to the front elevation, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: Panelled bath, low level W.C, wash hand basin. Splash back tiling. Cupboard housing the Potterton Promax gas central heating boiler, radiator, access to the loft.

ATTACHED GARAGE

20' 0" x 11' 6" (6.1m x 3.51m)

Up and over door, windows to the side and rear elevation. Electric light and power, front personel access door. High ceiling of approx 10' Electronic roll up front door.

EXTERNALLY

FRONTAGE

A landscaped garden with shrub borders. A driveway provides off road parking.

REAR

A generous landscaped garden on a corner plot and extends to the rear of the garage. Laid to astro turf with





shrub borders, paved patio.

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

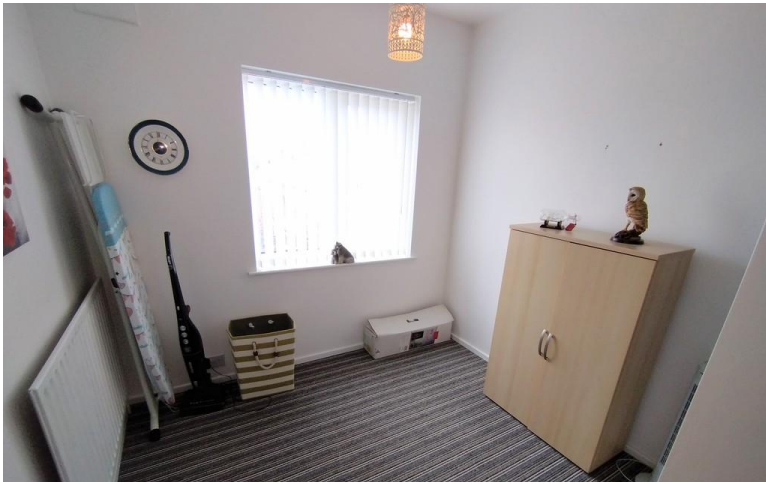
Stoke On Trent City Council

COUNCIL TAX BAND B

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