



**Barber Road**  
**Chell, ST6 6JW**

- SPACIOUS TOWN HOUSE
- BEAUTIFULLY PRESENTED
- SPACIOUS RESIDENCE
- LOUNGE, UPDATED KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY/GARDEN ROOM
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/HEATING

**£156,500**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a spacious well presented three bedroom town house which must be viewed to be fully appreciated comprising, hallway, a bay window lounge, a kitchen/dining room with updated units, an attached conservatory/garden room, three bedrooms, a first floor bathroom with a separate shower. Owned Solar panels are installed. UPVC double glazing & gas central heating. A landscaped front garden, a rear garden landscaped rear garden attracting afternoon sun. Access to all amenities is close by with the A500/A34/A527 within easy access. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 6JW. Turn off St. Michaels Road. Proceed over the cross roads in to Barber Road, where the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL







Entered through a front entrance door with glazed panels  
Staircase to the first floor, radiator door to:

#### LOUNGE

15' x 11' 5" (4.57m x 3.48m)

Walk in bay window to the front elevation. Feature fireplace with gas fire, laminate flooring.

#### KITCHEN/DINER

14' 8" x 7' 7" (4.47m x 2.31m)

A range of updated fitted wall and base units, single drainer sink, worksurfaces. Breakfast bar area. Splash back tiling, laminate flooring, radiator. Range style gas powered cooker and extractor. Entrance to:

#### CONSERVATORY/GARDEN ROOM

15' x 9' 5" (4.57m x 2.87m)

UPVC double glazed windows. Two electric heaters, water tap.

#### FIRST FLOOR LANDING

Access to the loft. Laminate flooring. Doors to:

#### BEDROOM ONE

13' x 11' 6" (3.96m x 3.51m)

Two windows to the front elevation. Fitted wardrobes, radiator.



#### BEDROOM TWO

11' x 8' 3" (3.35m x 2.51m)

Window to the rear elevation with a far reaching view, radiator.

#### BEDROOM THREE

7' 10" x 5' 5" (2.39m x 1.65m)

Window to the rear elevation a far reaching view, radiator.



#### BATHROOM

Window to the rear elevation. Suite comprising: shower cubicle, low level W.C, wash hand basin. Splash back tiling, laminate flooring.



#### EXTERNALLY

##### FRONTAGE

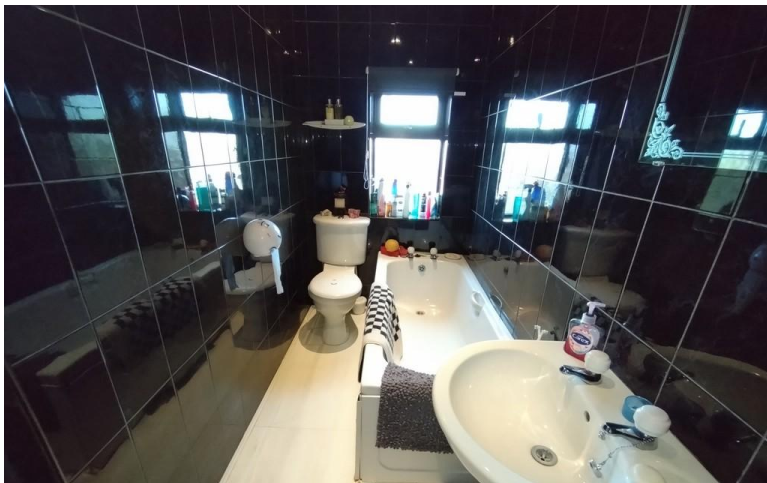
Landscaped garden.

##### REAR

Landscaped garden with shrub borders.

#### SOLAR PANELS

Owned Solar panels are installed at the property 2.5 KW  
Batter back up included.



#### 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](mailto: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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

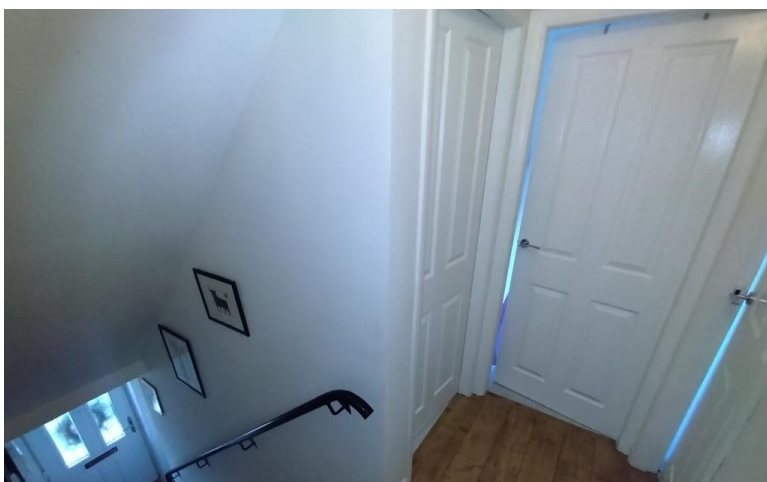
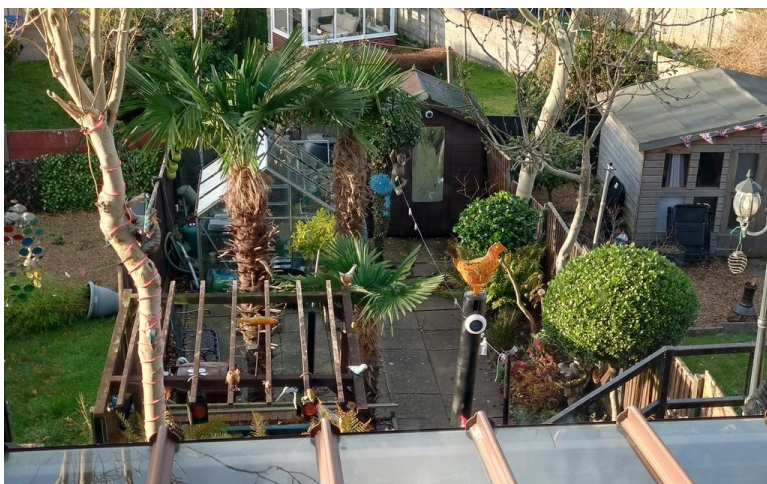
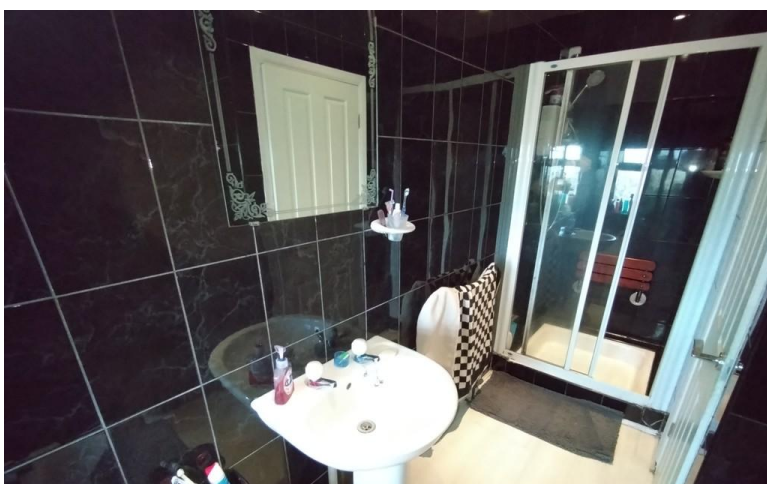
#### LOCAL AUTHORITY

Stoke On Trent City Council

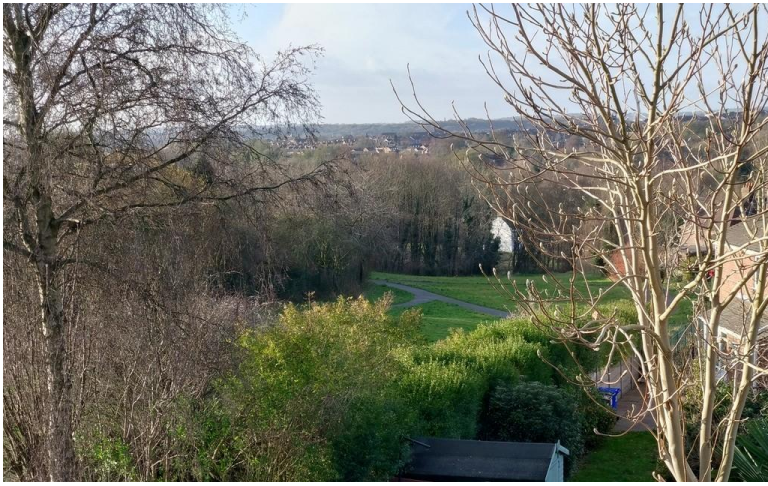
#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:













43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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