



Farland Grove
Chell, ST6 6SZ

- AN END TOWN HOUSE
- TWO BEDROOMS, NO CHAIN
- DRIVEWAY & LOVELY REAR GARDEN
- AMAZING POTENTIAL
- REQUIRING REFURBISHMENT
- UPVC D/GLAZING, NO GAS CENTRAL HEATING
- LOUNGE & KITCHEN/ DINER
- UPDATED SHOWER ROOM

£90,000





Property Description

INTRO

With incredible potential to make your own mark on it, this lovely well maintained, clean and tidy property is ready for its next chapter! Available with NO CHAIN, and boasting a driveway and beautiful landscaped rear garden, this end town house is a wonderful opportunity, with being well presented yet in need of modernising. Comprising an entrance hall, lounge, kitchen/ diner, and to the first floor are the two good sized bedrooms, and shower room. UPVC double glazing. Whilst having a gas supply, it doesn't currently have central heating fitted. An excellent value home, in a tucked away yet highly convenient location to nearby amenities, road links, and popular schools. Also a cheeky view to Mow Cop Castle to top it off! Viewing imperative, contact us today and get your viewing booked!





DIRECTIONS

Please use postcode ST6 6SZ for Sat Nav/ Google Maps. From the A527 Biddulph Road, turn into Petersfield Road, and right into Farland Grove, where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door and side small window. Staircase to the first floor.

LOUNGE

13' 10" x 12' 6" (4.22m x 3.81m)

Window to the front. Feature gas fire and surround. Coving to the ceiling.

KITCHEN/ DINER

12' 5" x 10' 1" (3.78m x 3.07m)

A fitted kitchen with defined space for a dining table. Comprising base and wall mounted cupboard units with tiled worksurface over. Single drainer sink unit. Part tiled walls with wood panels. Polystyrene ceiling and coving to the ceiling. Window to the rear and UPVC door to the rear. Two useful storage cupboards/ pantries. Radiator.



FIRST FLOOR LANDING

Access to the loft via pull down ladder, also being insulated with the guarantee of 25 years given from 2007, no boarding. Door to storage cupboard, housing the hot water immersion cylinder tank and shelving above.

BEDROOM ONE

15' 10" x 9' 2" (4.83m x 2.79m)

Window to the front, radiator. Door to storage cupboard. Potential to split this into two smaller rooms if required.

BEDROOM TWO

12' 3" x 9' 6" (3.73m x 2.9m)

Window to the rear, with a lovely view towards Mow Cop Castle. Door to storage cupboard. Radiator.



SHOWER ROOM

7' 6" x 5' 6" (2.29m x 1.68m)

A more modernised shower room with enclosed shower cubicle with mains pressure shower, glass screen and wall panelling. Low level W.C and wash hand basin. Two frosted windows to the rear. Chrome towel radiator. Vinyl floor tiles.

EXTERNALLY





FRONT/ DRIVEWAY

A paved patio driveway provides useful off-road parking for approx two vehicles. Wall to the side. Side entry access leads to the rear.

REAR GARDEN

A beautifully landscaped and low maintenance rear garden. Paved patio and shrubs. Enclosed with walls and fencing and with gated access to the rear.

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 A

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 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