



## 67 Burlidge Road

Chell, ST6 6SL

Price £155,000



Carters are delighted to bring to market this beautifully presented three-bedroom mid-terrace home, located on the ever-popular Burlidge Road. Ideal for first-time buyers, families, or investors, the property offers a wonderful blend of modern living and everyday comfort.

The accommodation includes a spacious open-plan kitchen and dining area that creates a warm and sociable heart to the home, perfect for both everyday use and entertaining. A separate reception room provides a cosy and inviting space to relax. The interior is tastefully decorated throughout, offering a stylish yet homely feel, while a well-positioned family bathroom serves the upstairs bedrooms, which are all well-proportioned.

Externally, the property benefits from a block-paved driveway to the front, providing off-road parking for two vehicles. A private side gate offers access to a secure alleyway leading through to the rear garden. The rear garden is a standout feature, having been thoughtfully landscaped to combine both leisure and practicality. It includes two raised decking areas, an Indian stone patio, and a pergola housing a hot tub, which is available by separate negotiation. A built-in bar area adds further appeal for those who love to entertain, while attractive slate borders are planted with a variety of seasonal shrubs and flowers, providing year-round colour. Additional features include an outside tap and power socket.

This fantastic mid-terrace home offers spacious, stylish living in a well-regarded area and presents a brilliant opportunity for a range of buyers. Early viewing is highly recommended.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Access to the stairs. Radiator. Laminate flooring.

## Living Room

15'1" x 11'8" (4.60m x 3.56m)

UPVC double glazed window to the front elevation.

Gas fire with a marble surround and a wooden mantle. Built in storage cupboard. Radiator. TV aerial point.

## Kitchen Area

5'5" x 9'11" (1.65m x 3.02m)

Two UPVC double glazed windows to the side and rear elevations.

Modern high gloss handle less kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in electric cooker. Built in four ring gas hob with a tiled splash back. Built in extractor fan. Space for a fridge freezer. Space and plumbing for a washing machine. Recessed ceiling down lighters. Radiator. Laminate flooring.

## Dining Area

15' x 9'1" (4.57m x 2.77m)

UPVC double glazed french doors to the rear elevation. Recessed ceiling down lighters. Radiator. Laminate flooring.

## W.C

UPVC double glazed window to the side elevation.

Mid level w.c. Wall mounted wash hand basin. Radiator. Laminate flooring.

## Stairs and Landing

### Bedroom One

11'7" x 11'5" (3.53m x 3.48m)

UPVC double glazed window to the front elevation. Built in storage cupboard. Radiator.

### Bedroom Two

8'2" x 13' (2.49m x 3.96m)

UPVC double glazed window to the rear elevation. Built in storage cupboard. Radiator.

### Bedroom Three

6'6" x 9'11" (1.98m x 3.02m)

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

6'8" x 14'2" (2.03m x 4.32m)

UPVC double glazed window to the front elevation.

Three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower, mid level w.c. and a pedestal wash hand basin. Built in storage cupboard. Partially tiled walls. Access to the loft which has a light and is fully insulated. Extractor fan. Recessed ceiling down lighters. Vinyl flooring.

## Externally

To the front, the property boasts a block-paved driveway providing off-road parking for two vehicles. A side gate offers access to a private alleyway leading to the rear garden.

To the rear, you'll find a generously sized garden, thoughtfully landscaped for both relaxation and entertaining. It features two raised decking areas, an Indian stone patio, and a pergola housing a hot tub—available by separate negotiation. Attractive slate borders are planted with a variety of seasonal shrubs and plants, adding colour

throughout the year. A built-in bar area enhances the garden's entertaining appeal, while practical additions include an outside tap and power socket.

## Additional Information

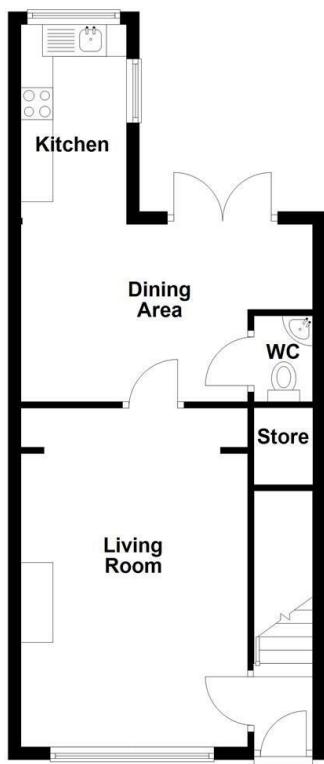
Freehold. Council Tax Band A.

Total Floor Area TBC.

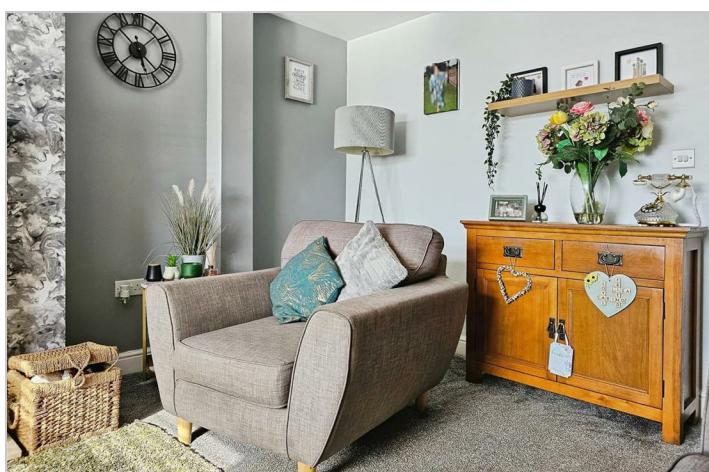
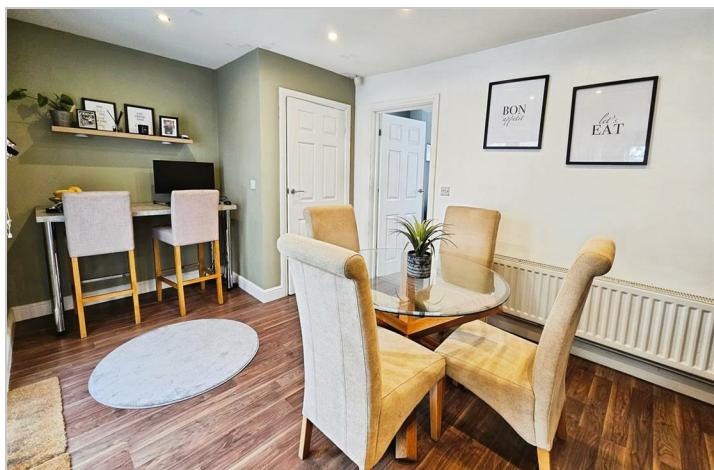
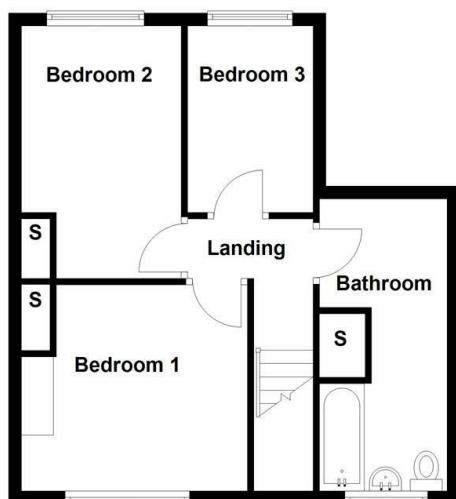
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Ground Floor



First Floor



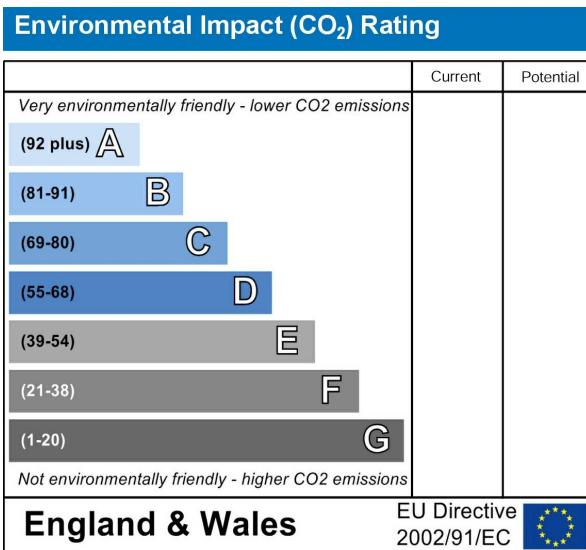
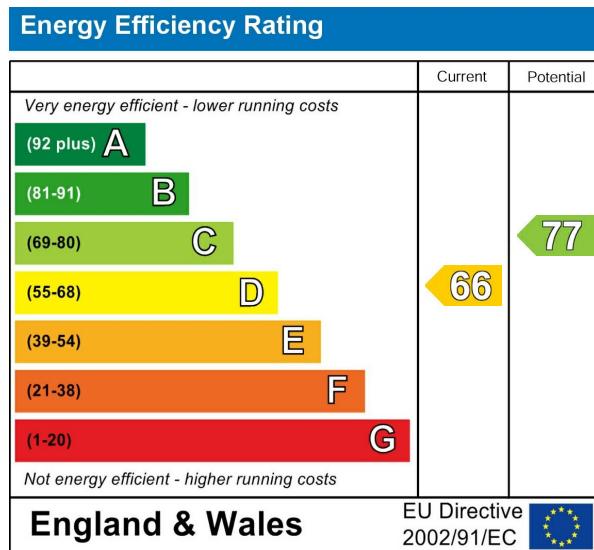
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## 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.

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