



70 Chell Green Avenue

Stoke-On-Trent, ST6 7LA

Price £270,000



Here at Carters we are delighted to welcome to the market this well presented, detached family home, which occupies an extensive plot with peaceful views upon the horizon.

This fantastic property is an ideal purchase for young and growing families alike, boasting ample living space to enjoy entertaining friends and family on those special occasions, comprising of a large lounge/diner, a generous conservatory, kitchen and integral garage, providing spacious and flexible living for all the family to enjoy. Head up the stairs where there is even more space for the family to grow, boasting three double bedrooms, a modern family bathroom with a separate WC, as well as a large loft space with pull down ladders for access and a skylight. Externally, the property is just as impressive, with a large integral garage to the front, a block paved driveway to allow parking for several vehicles, as well as landscaped gardens to both the front and rear. The rear garden has been very much loved to offer a pretty and tranquil space to sit out and relax, either whilst the kids play in the warmer months or after a long day at work with a cold glass in hand. It is perfectly situated within a highly sought-after, non-estate location within Chell, just on the outskirts of the town centre. Here there are fantastic amenities to make the most of, such as parks and picturesque walks to enjoy, all of which are just around the corner, as well as supermarkets, Heywood hospital, fantastic schools, and fantastic commuting routes with the A500 and M6 just a short drive away.

Viewings are highly recommended to avoid missing out on this lovely family home. Call the office today on 01782 470391 to arrange your viewing.

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Entrance Porch

UPVC double glazed window to the front elevation.
Storage cupboard. Laminate flooring.

Entrance Hall

Internal window. Radiator. Laminate flooring. Stairs to the first floor leading off.

Living Room

15'03 x 8'05 (4.65m x 2.57m)
UPVC double glazed window to the front elevation.
Feature electric fireplace with marble effect surround, mantle and hearth.
Coving. Laminate flooring. TV point. Access into the dining area.

Dining Area

11'05 x 9'09 (3.48m x 2.97m)
UPVC double glazed window to the side elevation. UPVC double glazed patio doors leading into the conservatory.
Two radiators. Laminate flooring.

Kitchen

11'03 x 7'11 (3.43m x 2.41m)
UPVC double glazed window to the side elevation and a UPVC double glazed window to the rear elevation. An internal UPVC double glazed window to the conservatory.
A range of wall, drawer and base units which incorporates laminate work surfaces and a stainless steel sink, with drainer. An integrated electric cooker with a four ring gas hob and an extractor hood. Space for under counter fridge and freezer. Partially tiled walls.

Conservatory

16'02 x 6'06 (4.93m x 1.98m)
UPVC double glazed windows to the side and rear elevation. UPVC entrance door to the side elevation.
Radiator. Tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Loft access with pull down ladders.

Bedroom One

13'08 x 9'06 (4.17m x 2.90m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Two

11'02 x 10'06 (3.40m x 3.20m)
UPVC double glazed window to the front elevation.
A good range of fitted wardrobes, overhead storage a dressing unit with drawers. Radiator.

Bedroom Three

10'10 x 8'05 (3.30m x 2.57m)
UPVC double glazed window to the front elevation.
Radiator.

Bathroom

UPVC double glazed window to the rear elevation.
A white two piece suite which comprises of a panel bath, electric shower and a pedestal hand wash basin. Storage cupboard. Partially tiled walls.
Tiled flooring. Radiator.

WC

UPVC double glazed window to the side elevation.
A low level WC. Radiator.

Loft Space

UPVC skylight. Power and lighting.

Garage

14'11 x 8'02 (4.55m x 2.49m)
Up and over door to the front elevation.
Power and lighting.

External

To the front there is a block paved driveway which provides off road parking for several vehicles, with gates to the entrance providing extra privacy. Mature shrubs and trees offer privacy to the property. Gated side access to the rear. Outdoor tap to the side elevation.

To the rear there is an extensive rear garden, which enjoys peaceful views, several patio areas and a large lawn. The lawn is surrounded by seasonal borders, mature shrubs and trees adding pops of colour and floral scents to those summer days.

Additional Information

Freehold. Council Tax Band D.
Total Floor Area: TBC

Disclaimer

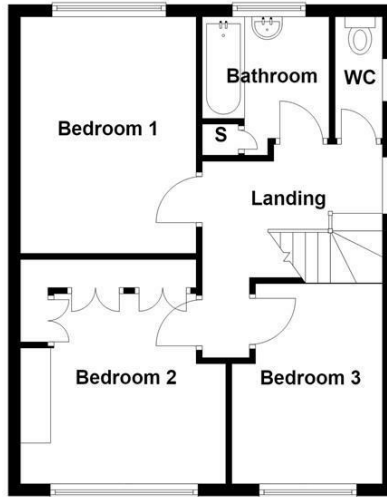
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Tel: 01782 470391

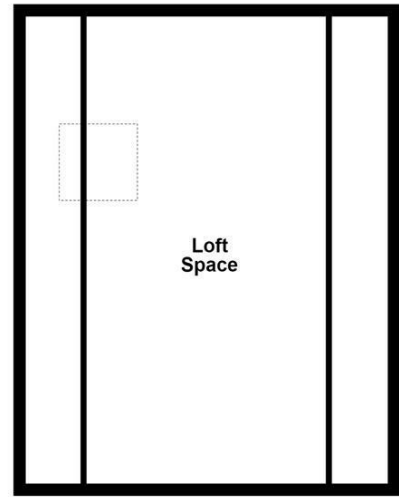
Ground Floor



First Floor



Second Floor



Road Map



Hybrid Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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