



## 22 Bretherton Place

Chell, ST6 7LE

Price £155,000



ATTENTION FIRST-TIME BUYERS – DON'T MISS THIS GEM!

Carters are thrilled to present this beautifully presented semi-detached home, perfect for first-time buyers or anyone looking for a move-in ready property in a sought-after location.

Step inside and you'll find a bright and spacious living area, complete with a stylish built-in media wall – ideal for relaxing nights in or entertaining guests.

The modern kitchen/diner is both functional and elegant, with plenty of space for family meals, and there's a separate utility room with built-in storage for added convenience.

Upstairs, you'll discover two generous double bedrooms offering comfort and flexibility, and a well-appointed bathroom designed with modern living in mind.

Outside, the property truly shines – there's block-paved off-road parking for up to three cars, a rare bonus in this location. The large rear garden is perfect for outdoor living, and the versatile summerhouse, currently used as a games room, offers endless possibilities – whether as a home office, studio, or playroom.

This home offers style, space, and flexibility, all in a peaceful, family-friendly setting. It's not just a house – it's a place to call home.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation.

Access to the stairs. Radiator. Tiled flooring.

## Living Room

14'7" x 11'2" (4.45m x 3.40m)

UPVC double glazed window to the front elevation.

Built in media wall. Coving to ceiling. Radiator. Laminate flooring.

## Kitchen / Diner

10'6" x 10'1" (3.20m x 3.07m)

UPVC double glazed window to the rear elevation.

Recently fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Freestanding gas double oven / grill with four ring gas hob. Built in extractor fan. Space for a microwave. Integrated dishwasher. Built in pantry cupboard with a UPVC double glazed window to the rear elevation, currently housing a freestanding fridge freezer which is available by separate negotiation. Built in wine rack. Partially tiled walls. Radiator. Tiled flooring.

## Utility Room

6'6" x 8'11" (1.98m x 2.72m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.

Built in wall units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Built in storage cupboard. Radiator. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.

Built in storage cupboard with a radiator and shelving. Access to the loft which is partially boarded.

## Bedroom One

14'8" x 10' (4.47m x 3.05m)

Two UPVC double glazed windows to the front elevation.

Built in double wardrobes. Built in bookcase/shelving. Radiator.

## Bedroom Two

9'9" x 11'5" (2.97m x 3.48m)

UPVC double glazed window to the rear elevation.

Built in wardrobes. Radiator.

## Bathroom

5'9" x 8' (1.75m x 2.44m)

UPVC double glazed windows to the rear and side elevations.

Three piece fitted bathroom suite comprising of; panel bath with wall mounted shower over, vanity basin unit with high gloss storage units under and a recessed w.c.

Extractor fan. Recessed ceiling down lighters. Chrome heated towel rail. Partially tiled walls. Tiled flooring.

## Summer House

11'2" x 7'4" (3.40m x 2.24m)

Bifold doors to the front elevation. Two wooden single glazed windows to the side elevations.

Power. Recessed ceiling down lighters. Laminate flooring.

## Externally

Externally, the front of the property features a block-paved driveway providing off-road parking for up to three vehicles.

To the rear, you'll find a generous lawned garden complemented by a variety of trees, plants, and shrubs. A spacious decking area offers an ideal space for outdoor entertaining, bordered by raised railway sleeper flower beds filled with slate

chippings. Additional features include conifer hedges, a vegetable patch, a tall mature tree, a greenhouse, and an outside tap.

Gated side access leads to the front of the property, and there is a secure coal house with a water supply for added convenience.

## Additional Information

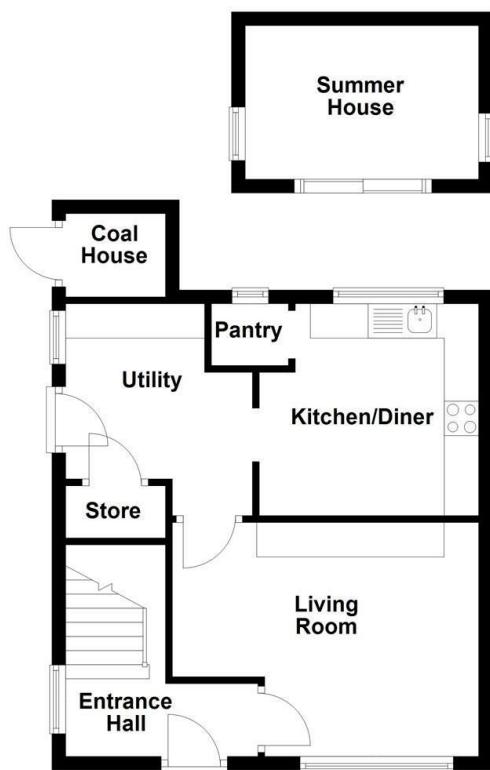
Freehold. Council Tax Band A.

Total Floor Area : 73 Square Meters / 785 Square Ft.

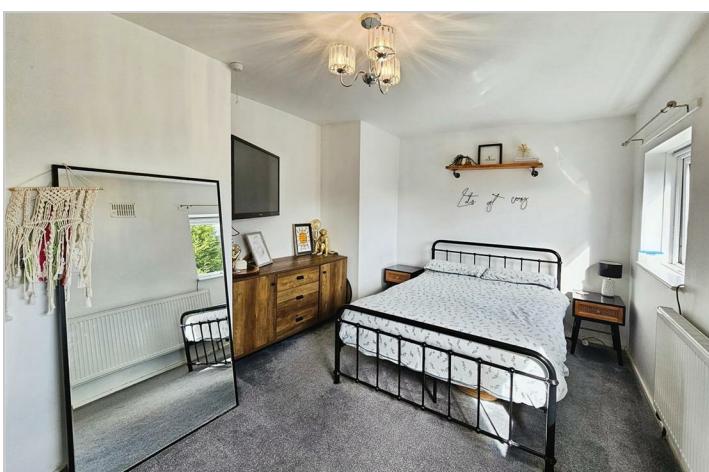
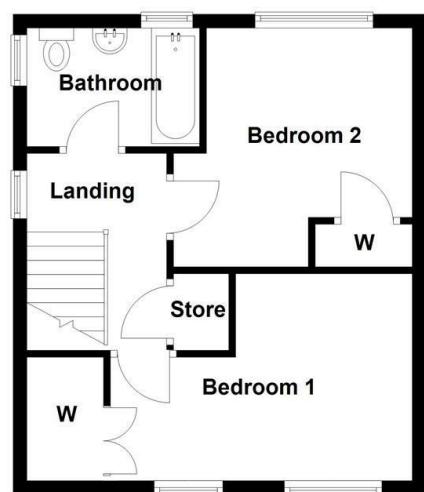
## Disclaimer

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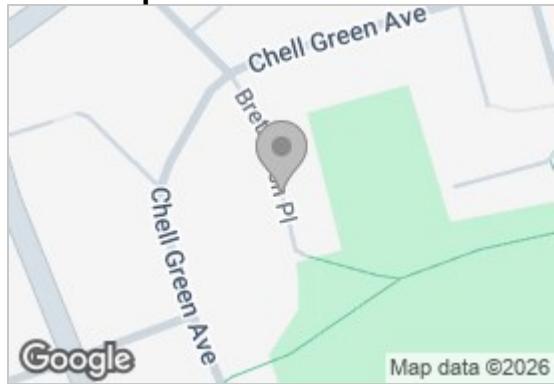
Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

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