



82 Chetwynd Street

Smallthorne, Stoke-On-Trent, ST6 1PR

The chase is on and the competition is tight. Who is going to be the front runner and win this pure delight! A spacious two bedroom town house is up for the taking, the guns about to go off and your legs are shaking! Be victorious and claim your trophy, immaculately presented throughout, the property comprises a spacious lounge, kitchen/diner, two double bedrooms and a contemporary bathroom. Externally, the property benefits from a fully enclosed well maintained garden laid to lawn. Located in the popular area of Smallthorne in close proximity to local amenities and schooling. Do you like the chase? You have got to be in it to win it!!! Call today to book a viewing.

Offers in excess of £128,000

82 Chetwynd Street

Smallthorne, Stoke-On-Trent, ST6 1PR



- IMMACULATE TOWN HOUSE
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION

- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- NO UPWARD CHAIN

- MODERN FITTED KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

6'0" x 2'9" (1.85 x 0.86)

The property has a double glazed entrance door to the front aspect. Stairs to the first floor and radiator.

Lounge

14'6" x 12'0" (4.43 x 3.68)

A double glazed window overlooks the front aspect. Radiator.

Kitchen/Diner

17'10" x 9'4" (5.46 x 2.86)

A double glazed window overlooks the rear aspect coupled with a access door leading out to the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and hob

with cooker hood above, fridge and freezer and washing machine Wall mounted central heating boiler. Ceiling spotlights and tiled flooring. Under stairs storage cupboard and radiator. Space for table and chairs.

FIRST FLOOR

Bedroom One

17'10" x 9'8" (5.46 x 2.96)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

11'11" x 11'10" (3.65 x 3.61)

A double glazed window overlooks the rear aspect. Storage cupboard. Radiator.

Bathroom

7'6" x 5'5" (2.31 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising

bath with shower over, vanity hand wash basin and low level W.C. Fully tiled walls and ceiling spotlights. Ladder style towel radiator.

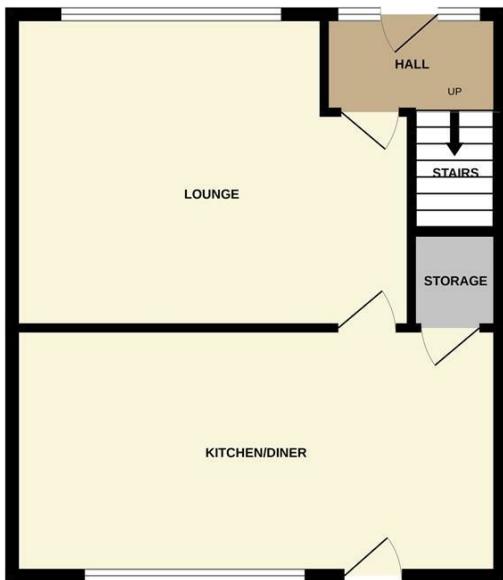
EXTERIOR

To the front the property is laid to lawn with steps leading up to the entrance door. To the rear there is a paved patio area with steps leading to a lawned area. Fully enclosed by panelled fencing with an access gate to the rear.

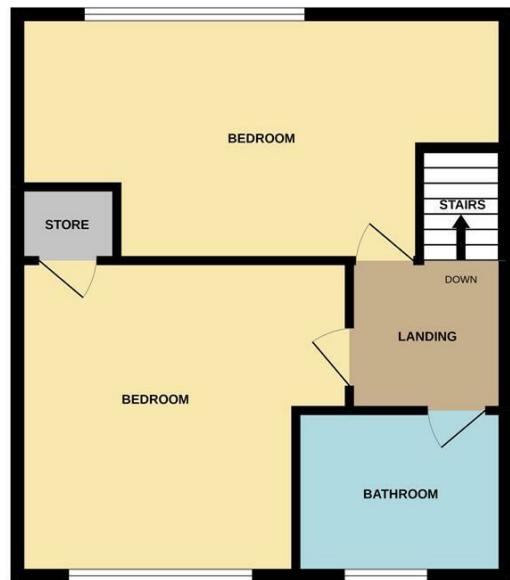


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(81-91) B		71	
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	