

**Beddow Way Chell Stoke-On-Trent ST6 6JE**



**Offers In The Region Of £155,000**



## Beddow Way, Chell, Stoke-On-Trent, ST6 6JE

If you have been searching for a home in Chell  
We have the PERFECT SEMI for you to dwell  
With the added bonus of a CONSERVATORY for you to dine  
Leading to the PATIO where you can enjoy your wine  
Having a FITTED KITCHEN, lounge and bedrooms of two  
A MODERN BATHROOM, there's really no work to do!  
If you like what you've read but want to see more  
Call Debra Timmis and we'll give you a tour

Nestled in the charming cul-de-sac of Beddow Way, Chell, this beautifully presented semi-detached house offers a delightful living experience in Stoke-On-Trent. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. Upon entering, you are welcomed by a spacious entrance hallway that leads to a fitted kitchen, ideal for those who enjoy cooking and entertaining. The inviting lounge provides a warm and relaxing space, while the adjoining conservatory allows for an abundance of natural light, creating a perfect spot for unwinding or enjoying a morning coffee.

The property features a modern bathroom, ensuring convenience for all residents. With double glazing and central heating throughout, you can enjoy a cosy atmosphere all year round, regardless of the weather outside.

Outside, the property boasts well-maintained gardens, providing a lovely outdoor space for gardening enthusiasts or for children to play. Additionally, ample off-road parking is available, making it easy for you and your guests to come and go without hassle.

Situated close to local amenities and schools, this home is ideally located for those who value convenience and community. Whether you are looking to settle down or invest, this semi-detached house on Beddow Way is a wonderful opportunity not to be missed.

### Entrance Hall

Upvc door. Radiator. Tiled floor.

### Kitchen

8'7" x 8'2" (2.63 x 2.49)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half inset sink with single drainer and mixer tap. Plumbing for automatic washing machine. Tiled splash backs. Four ring gas hob, extractor hood and built-in oven. Inset ceiling spot lights. Double glazed window to the front aspect.

### Lounge

14'6" x 12'4" (4.44 x 3.78)

Feature surround inset and hearth. Radiator. Stairs off

to the first floor. Double glazed French doors with access into the conservatory.



### Conservatory

12'2" x 10'2" (3.72 x 3.10)

Double glazed windows and double glazed French doors with access into the rear garden.



### First Floor

#### Landing

Loft access.

#### Bedroom One

12'5" x 8'4" (3.79 x 2.55)

Two double glazed windows. Radiator.



## Bedroom Two

11'3" x 7'3" (3.45 x 2.23)

Double glazed window. Radiator. Useful storage cupboard.

## Bathroom

8'0" x 4'9" (2.45 x 1.45)

Contemporary white suite comprising panelled bath having mixer tap with mains shower over, vanity wash hand basin and WC. Tiled walls. Heated towel rail. Double glazed window.



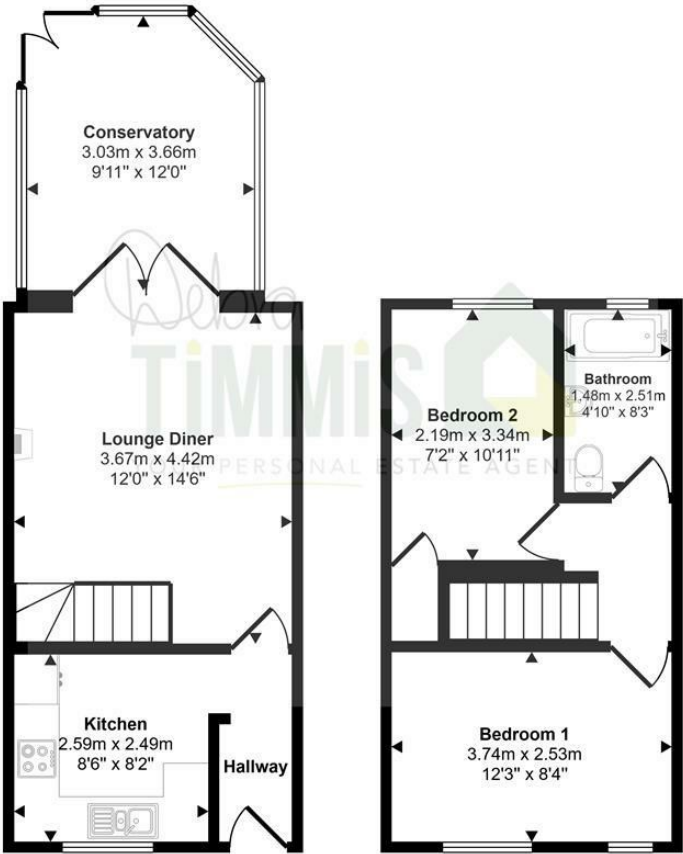
## Externally

To the front aspect the garden area is laid to lawn. Driveway providing ample off road parking. Low maintenance rear garden with steps to a further patio seating area.





Approx Gross Internal Area  
64 sq m / 694 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft

First Floor  
Approx 27 sq m / 291 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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

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