



18 Chetwynd Street

Smallthorne, Stoke-On-Trent, ST6 1PP

Tea for two and two for tea! Champagne afternoon tea all round at Chetwynd Street! A fabulous two bedroom traditional terrace house situated in the popular area of Smallthorne close to local amenities, schooling and a short walk to the nature reserve. The property comprises a lounge, good sized kitchen and bathroom. The first floor has two double bedrooms. The rear has a small garden with artificial lawn and decked area. Perfect for a first time purchase, investment property or even downsizers make sure you're the one to snap it up and call today to book a viewing.

Offers in excess of £80,000

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- IMMACULATE MID TERRACED
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Lounge

13'3" x 10'10" (4.04 x 3.31)

The property has UPVC double glazed door to the front aspect coupled with a double glazed window to the front. Electric fire and television point. Radiator.

Kitchen

11'4" x 10'3" (3.46 x 3.13)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas, integrated electric oven and hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Under stairs storage cupboard and radiator.

Rear Hall

7'1" x 2'4" (2.16 x 0.73)

A double glazed access door leads out to the rear. Plumbing for washing machine.

Bathroom

6'9" x 5'4" (2.06 x 1.65)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

FIRST FLOOR

First Floor Landing

Bedroom One

12'0" x 10'9" (3.68 x 3.28)

A double glazed window overlooks the front aspect. Fitted wardrobes, television point and radiator.

Bedroom Two

11'4" x 10'3" (3.47 x 3.14)

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

EXTERIOR

Decked courtyard with artificial lawn and rear access gate.

Council Tax Band

Council Tax Band A

Purchaser should seek confirmation prior to completion.



Floor Plan



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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