



Chelmsford Road,
Wolstanton

 **OneAgency**

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Offers in Excess of £185,000

A very well presented three bedroom end townhouse, in a popular residential location of Wolstanton. The property benefits from off road parking, two modern reception rooms, kitchen/diner with french doors, large utility area and a generous rear garden with secure dog run and shed. The property also has CCTV installed. Viewing is highly advised!





Ground Floor

Hallway

3.95m x 2.24m (13' 0" x 7' 4") Entered through a composite front door, radiator and laminate flooring.

Lounge

4.24m x 3.31m (13' 11" x 10' 10") A double glazed window to the rear elevation, radiator and laminate flooring.

Dining Room

3.33m x 3.16m (10' 11" x 10' 4") A double glazed bay window to the front, radiator and laminate flooring.

Kitchen/Diner

3.78m x 3.53m (12' 5" x 11' 7") A range of fitted wall and base units with worktops, double oven and integrated microwave, integral dishwasher, electric hob, stainless steel sink basin with mixer tap, french doors leading to the rear garden, space for a fridge/freezer, storage cupboard, radiator and tiled flooring.

Utility Area

5.15m x 2.64m (16' 11" x 8' 8") A double glazed window to the front elevation, plumbing for a washing machine, space for a dryer and fridge/freezer, UPVC door leading to a secure dog run and shed, radiator and tiled flooring.

First Floor

Landing

2.22m x 1.96m (7' 3" x 6' 5") A double glazed window to the side and carpet flooring.

Bedroom One

4.29m x 3.33m (14' 1" x 10' 11") A double glazed window to the rear, radiator and laminate flooring.

Bedroom Two

3.12m x 2.99m (10' 3" x 9' 10") A double glazed window to the front, radiator and laminate flooring.

Bedroom Three

3.24m x 2.22m (10' 8" x 7' 3") A double glazed window to the rear, radiator and laminate flooring.

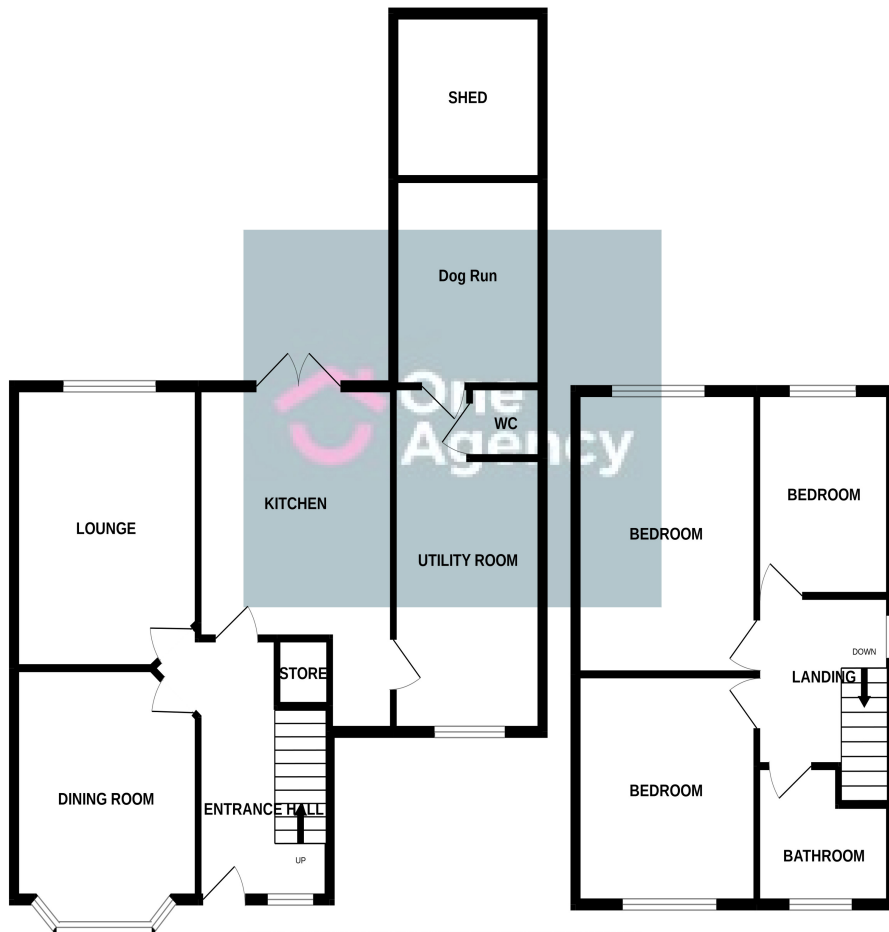
Bathroom

2.21m x 2.04m (7' 3" x 6' 8") A white suite with bath and overhead rainfall shower, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls and tiled flooring.

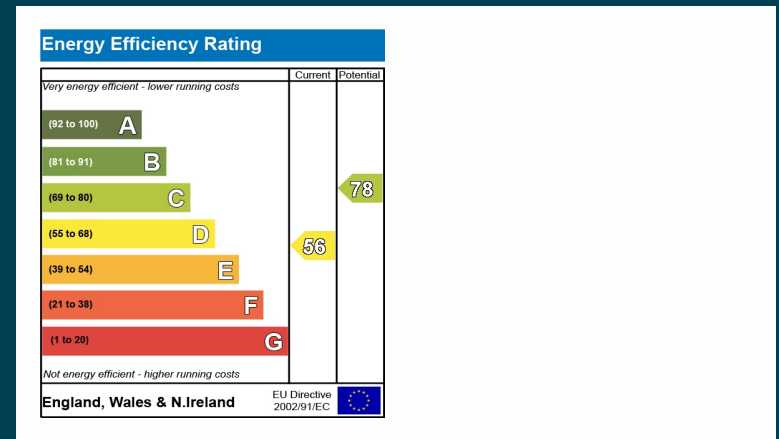
External

Front - A block paved driveway providing space for off road parking.

Rear - A paved patio area, lawned section, shed and secure dog run with fenced borders.



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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