

STEPHENSON BROWNE

# Chapel Lane, Rode Heath, Stoke-On-Trent

ST7 3SD

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**£195,000**

# Description

A spacious TWO DOUBLE BEDROOM end-terraced cottage in Rode Heath with a DETACHED GARAGE AND DRIVEWAY TO THE REAR, offered for sale with no onward chain!

Occupying a prime village location on a gorgeous tree-lined cul-de-sac within Rode Heath, Chapel Lane provides a superb opportunity to purchase well-proportioned and much-loved family home, which requires modernisation but offers fantastic scope and potential.

An entrance hallway leads to the dining room, with double folding doors leading into the lounge, whilst a rear hallway accesses the kitchen (with access down to the cellar). To the first floor is a galleried landing, two generous double bedrooms (both with fitted wardrobes), as well as a bathroom and separate W/C.

The real surprise here is the parking to the rear, including a gated driveway with space for two vehicles, and a detached concrete-built sectional garage. The property is forecourted to the front, whilst the rear garden is low maintenance and is mostly paved, with several outbuildings and sheds etc.

Chapel Lane is a quiet, tree-lined cul-de-sac which is perfectly placed for the amenities within Rode Heath and Alsager, whilst retaining a beautiful position close to countryside and walks along the nearby Trent & Mersey Canal. Rode Heath Primary School is within close proximity, whilst transport links such as the M6, A500 and A34 are also within easy reach.

Although requiring modernisation, this much-loved home offers a fantastic opportunity for buyers wishing to put their own stamp on their home, and is offered for sale with no onward chain. Please contact Stephenson Browne to arrange your viewing.













# Room Descriptions

Entrance Hall
UPVC double glazed front door, vinyl tile effect flooring, ceiling light point, radiator, storage cupboard.

Lounge
13'1" x 12'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fireplace, double folding doors into;

Dining Room
12'8" x 11'5"
Fitted carpet, timber framed door leading to the rear hall, ceiling light point, radiator, electric heater.

Rear Hall
Tiled flooring, UPVC double glazed windows and rear door.

Kitchen
10'11" x 8'9"
Tiled flooring, two UPVC double glazed windows, ceiling strip light, sink with drainer, part tiled walls, wall and base units, integrated oven and gas hobs, utility space with access to the cellar.

Landing
Fitted carpet and vinyl flooring, ceiling light point, storage cupboard.

Bedroom One
16'1" x 13'1"
Fitted carpet, UPVC double glazed window, three wall light points, two radiators, fitted wardrobes.

Bedroom Two
12'7" x 10'2"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.













Bathroom
5'6" x 4'9"
Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, tiled walls, radiator, wash basin with vanity unit, bath.

Separate W/C
9'1" x 5'11"
Vinyl tile effect flooring, three UPVC double glazed windows, ceiling light point, radiator, W/C.

Outside
The property is forecourted to the front aspect, with a rear garden which is mostly paved with patio areas and outbuildings, with a gated driveway to the rear providing off-road parking for two vehicles.

Detached Garage
A concrete-built sectional single garage.

Council Tax Band
The council tax band for this property is B.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





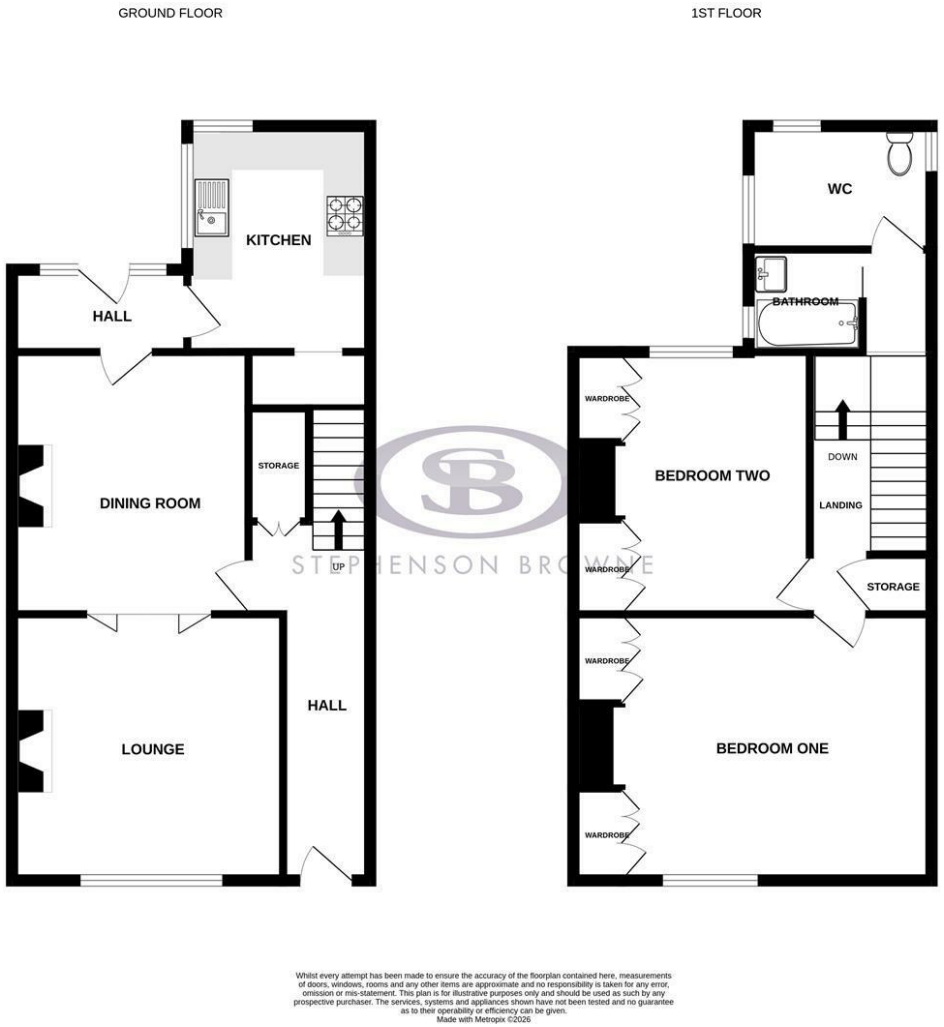








# Floorplans

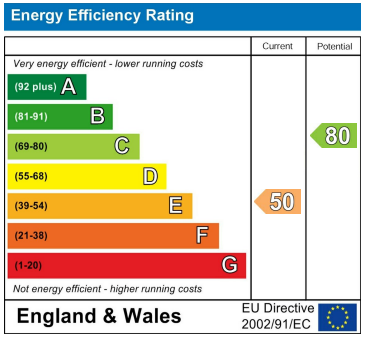


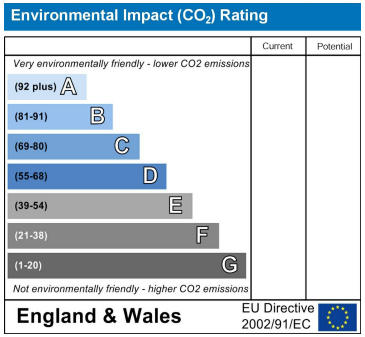

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map




# EPC Rating




# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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