CARTERS
ESTATE AGENTS



1 Edge Avenue

Chell, ST6 7LB

Price £230,000

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Here at Carters, we are delighted to present this beautifully renovated three bedroom semi-detached property, offering stylish, modern living throughout. Perfect for couples, first-time buyers and families alike, this wonderful home combines contemporary design with charming period features.

Upon entering the property, a beautiful entrance hallway leads you into an impressive extended, open-plan living, kitchen and dining area, creating the perfect space for both everyday family life and entertaining guests. The modern shaker-style fitted kitchen has been thoughtfully designed, complementing the contemporary finish throughout. Skylights and French doors to the rear allow an abundance of natural light to flood the space. The dining area benefits from access to a separate utility room and a convenient downstairs W.C. Beautiful oak flooring flows throughout the ground floor, adding warmth and character to the modern interior.

The first floor features a stunning, newly fitted bathroom, complete with a spacious double walk-in shower and stylish vanity basin unit. There are two generous double bedrooms, both showcasing beautiful reclaimed cast-iron period fireplaces, adding a unique touch of character and charm. Bedroom three is currently arranged as a dressing room but offers excellent versatility, making it ideal for use as a nursery, home office or additional bedroom, depending on your needs.

Externally, the property benefits from a newly tarmacked driveway, providing off-road parking for multiple vehicles. Convenient side access leads through to the rear garden and garage, offering additional practicality and storage. The beautifully landscaped rear garden boats a patio area ideal for outdoor dining and garden furniture. Beyond this, a well-maintained lawn is bordered by attractive planting, established shrubs and colourful greenery, creating a lovely outdoor space to enjoy.

Early viewing is highly recommended to appreciate everything this home has to offer.

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Entrance Hallway
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.
Recessed ceiling down lights. Feature wall paneling. Under stairs storage cupboard with a UPVC double glazed window to the side elevation. Radiator. Oak wood flooring.

Living Room
10'4" x 10'4" (3.15m x 3.15m)
UPVC double glazed box bay window to the front elevation. Radiator. TV point. Oak wood flooring.

Kitchen/Diner
24'3" x 17'7" (7.39m x 5.36m)
UPVC double glazed window to the side elevation. UPVC double glazed French doors to the rear elevation. Two double glazed sky lights at the rear.
Shaker style fitted kitchen with wall and base units. Kitchen Island inclusive of base and drawer units. Solid oak work surfaces. Partially tiled walls. Ceramic 1.5 sink with a mixer tap. Integrated dishwasher. Space for a cooker. Space for a fridge/freezer. Oak wood flooring.

Utility Room
6'8" x 3'10" (2.03m x 1.17m)
UPVC double glazed skylight. Solid oak work surface. Wall units for storage. Space and plumbing for a washer and dryer. Radiator. Oak wood flooring.

Downstairs W.C
UPVC double glazed window to the side elevation.
Recessed ceiling down lights. Feature wall paneling. Wall mounted wash hand basin with tiled splash back. Mid-level toilet. Oak wood flooring,

Landing
UPVC double glazed window to the side elevation.
Access to the loft. Recessed ceiling down lights. Feature wall paneling. Radiator. Carpet.

Bedroom One
12'11" x 9'5" (3.94m x 2.87m)
UPVC double glazed window to the rear elevation.
Fitted wardrobes. Period feature fireplace. Radiator. Carpet.

Bedroom Two
10'4" x 9'5" (3.15m x 2.87m)
UPVC double glazed window to the front elevation.
Period feature fireplace. Radiator. Carpet.

Bedroom Three
6'8" x 5'3" (2.03m x 1.60m)
UPVC double glazed window to the front elevation.
Radiator. Carpet.

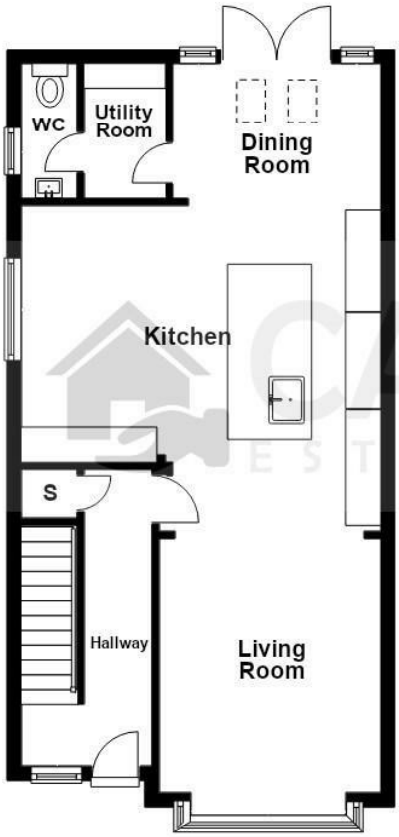
Bathroom
UPVC double glazed window to the rear elevation.
Recessed ceiling down lights. Extractor fan. Partially tiled walls. Heated towel rail. Modern three piece bathroom suite comprising of a double walk-in shower, vanity basin unit and recessed toilet. Laminate flooring.

Externally
To the front of the property is a tarmac driveway for several vehicles. Peddled border with plants and shrubs. Access down the side of the property via a secure gate.
To the rear is a patio area, lawn with borders inclusive of plants and shrubs and a decking area. Secure garage to the rear for storage. Lighting. Outside tap.

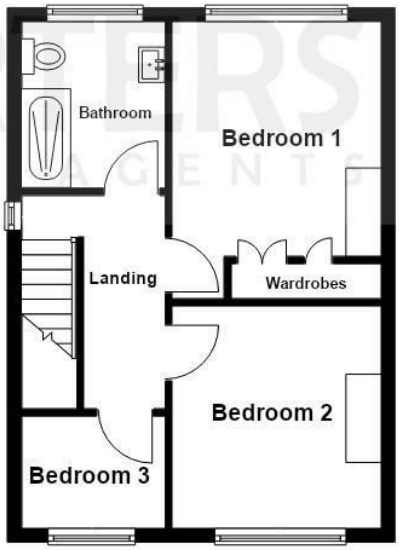
Additional Information
Freehold. Council Tax Band B. 103 Sq meters/ 1108 sq ft.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



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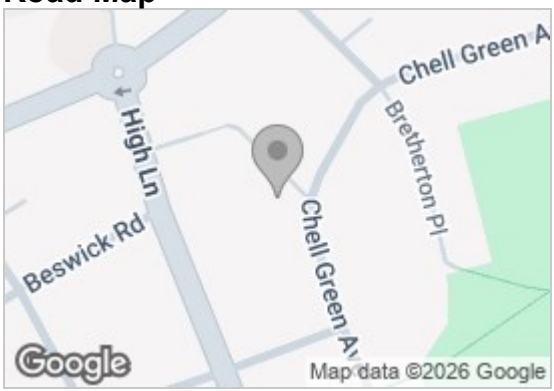








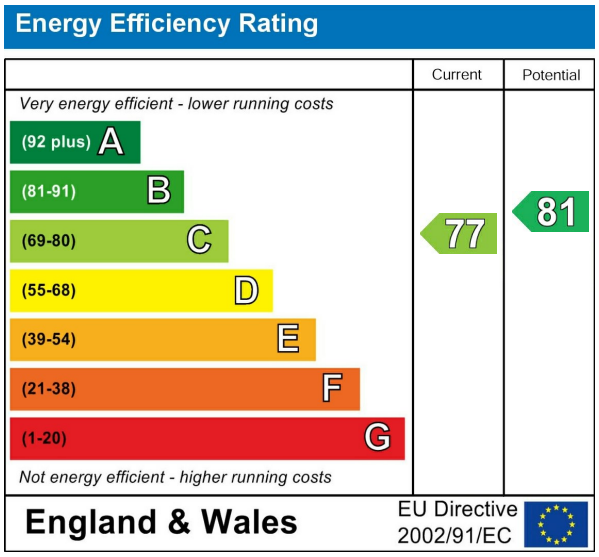
Road Map

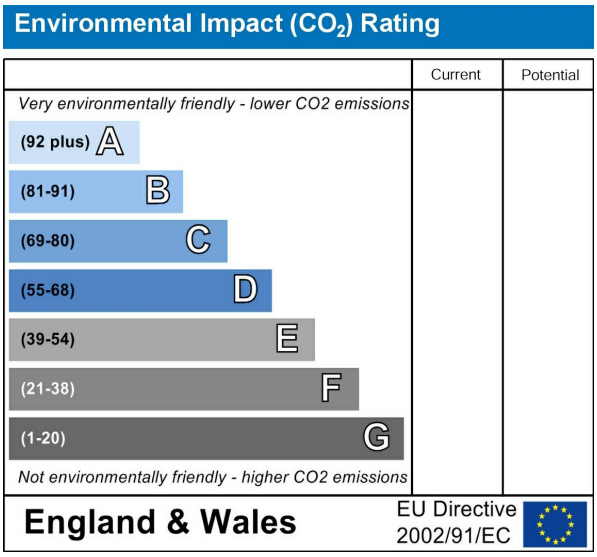


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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