



## 21 Chapel Street, Bignall End

£260,000 Freehold



Two bedroom detached property with a versatile layout that would suit a wide range of potential buyers. • The ground floor comprises of two reception rooms which could be used as dining or sitting rooms, an open plan kitchen dining room, pantry and WC. • Upstairs there is two double bedrooms and a family four piece bathroom with addition storage. • Externally there is a sunny south facing garden, two garages, one of which has an adjoining greenhouse and off road parking for multiple vehicles to the rear of the property. • This property has an abundance of potential to extended, including a garage conversion and first floor extension above. (Subject to gaining relevant permissions).





Embark on a journey through this enchanting 2-bedroom detached house, a true gem catering to a variety of potential homeowners. Upon entering, you'll be greeted by a versatile layout, ideal for creating your dream living space.

Feel the warmth as you step into the ground floor, where two inviting reception rooms beckon you to relax and unwind, offering endless possibilities as dining or sitting areas. The open-plan kitchen dining room is a chef's delight, perfect for entertaining loved ones. A convenient pantry and WC complete this level, ensuring both practicality and comfort.

Ascend the staircase to discover two generously sized double bedrooms, each radiating a sense of tranquillity and charm. The family four-piece bathroom boasts ample storage, alleviating any space constraints.

Moving outside, be greeted by a sun-kissed south-facing garden, offering a serene retreat to enjoy the outdoors. Two garages stand proudly, with one housing an adjacent greenhouse, catering to your green-thumb desires. Parking headaches will be a thing of the past, with off-road parking available for multiple vehicles to the rear of the property.

Noteworthy is the immense potential this property holds for expansion, with opportunities to extend into a garage conversion or a dreamy first-floor extension above, subject to obtaining the necessary permissions.

Whether you're envisioning additional living space, a tranquil outdoor oasis, or a budding garden sanctuary, this property serves as a canvas for your wildest aspirations. Seize the opportunity to transform this house into your dream home.

### **Location**

Situated between the lovely Staffordshire villages of Bignall End and within a short walk from the village of Audley, a popular village offering a selection of local amenities including convenience stores, pharmacy, places of worship and eateries. The larger market towns of Newcastle-under-Lyme, Alsager, Nantwich, Sandbach and Kidsgrove, together with Stoke, are all easily accessible and offer an extensive variety of facilities to suit all. The property itself is located in vicinity of highly regarded primary and secondary schools, which is sure to draw the attention of younger families. Those needing to commute will have little concern thanks to the conveniently accessible A500 and M6 road links, while Crewe and Stoke-on-Trent railway stations are equal distance from the property, providing direct routes to larger cities across the country. Manchester Airport is also approximately 30 miles away.



Enchanting 2-bed detached house in Staffordshire. Versatile layout, open-plan kitchen, south-facing garden, potential for expansion. Close to local amenities, schools, and excellent transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

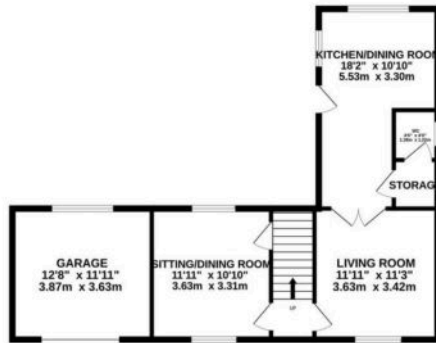




GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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