



**Burnaby Road**  
**Sandyford, ST6 5PX**

- SEMI DETACHED HOUSE
- CONVENIENT LOCATION
- EASY ACCESS TO THE A34/A500
- HALL, LOUNGE, KITCHEN/DINING ROOM
- CLOAKS/W.C
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

**£135,000**







## Property Description

### INTRO

A semi detached house within a convenient location, comprising hall, lounge, kitchen/dining room, cloaks/w.c., two double bedrooms, potential to split the front bedroom to form a third bedroom/office, a first floor family bathroom. Externally a front and rear garden, a driveway provides parking spaces. UPVC double glazing & gas central heating. The property offers excellent first time buy/and or investment for the rental market. Access to easy to the A500/A34/M6 network with rail links close by. Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST6 5PX turn off Broad Field Road and the property can be found on the right hand side.

### ENTRANCE HALL

A composite front entrance door with a glazed panel. Staircase to the first floor, door to:





#### LOUNGE

13' 7" x 12' 11" (4.14m x 3.94m)

Window to the front, radiator, understairs store area, feature fireplace and inset fire. Door to:

#### KITCHEN/DINING ROOM

13' 0" x 9' 3" (3.96m x 2.82m)

Comprising a range of base and wall units, single drainer sink unit, radiator, window to the rear. Concealed Ariston gas central heating boiler. Door to:



#### REAR HALL

External access door. Door to:

#### CLOAKS/W.C

Low level w.c, window to the rear.

#### FIRST FLOOR LANDING

Window to the side, access to the loft.

#### BEDROOM ONE

16' 5" x 10' 5" (5m x 3.18m)

Two windows to the front, radiator, potential to split this room to form a third bedroom/office.



#### BEDROOM TWO

12' 6" x 9' 2" (3.81m x 2.79m)

Window to the rear, radiator.

#### BATHROOM

Comprising a paneled bath, separate shower cubicle with electric shower, low level w.c, wash hand basin, laminate flooring.

#### EXTERNALLY

#### FRONT GARDEN

Laid to lawn, shrub borders. A driveway provides parking spaces.

#### REAR GARDEN

A landscaped garden laid to lawn, shrub borders.

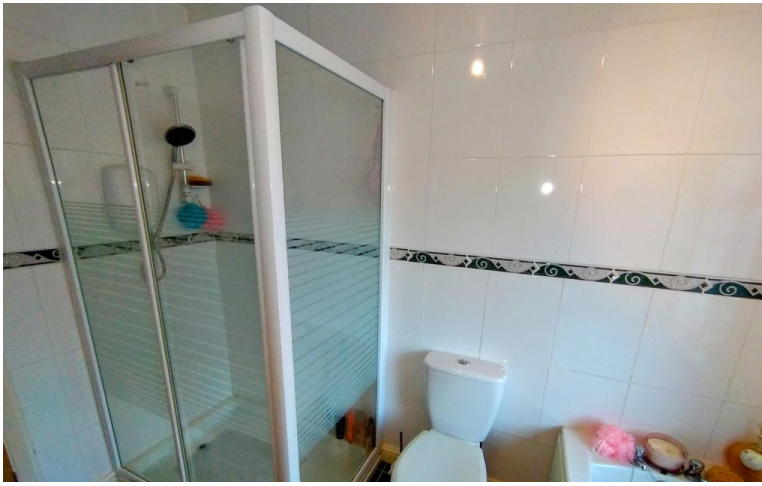
#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order.





All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



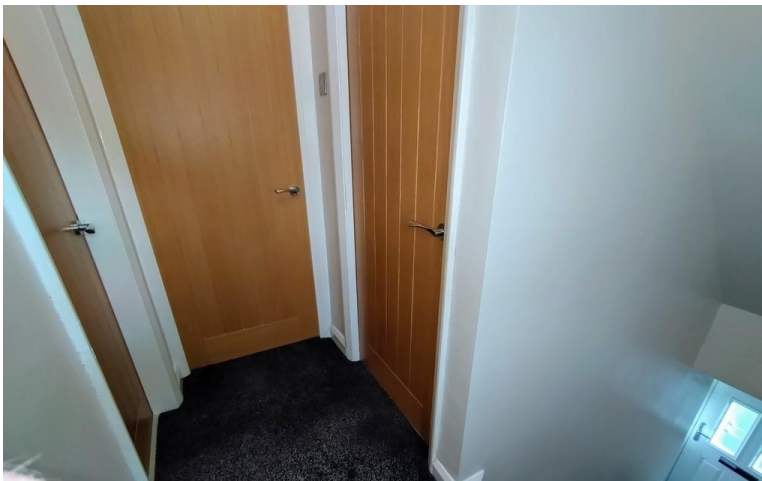
#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:



43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements