



Essington Way
Brindley Village, ST6 5GB

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- EASY ACCESS TO THE A34/A500/A53
- HALL, LOUNGE, KITCHEN/DINING ROOM
- CLOAKS/W.C & ENSUITE
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- CONVENIENT LOCATION

£215,000





Property Description

INTRO

Located within this well regarded location a beautifully presented semi detached house, comprising hall, lounge, breakfast kitchen/dining room with french doors to the garden, cloaks/wc, three bedrooms, a family bathroom & ensuite. Externally a driveway provides parking, a front garden and landscaped rear garden attracting afternoon sun. UPVC double glazing & gas central heating. Access to all amenities is close by. Viewing imperative. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5GB. Turn in to Essington Way and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a part glazed front entrance door. Staircase to the first floor, radiator. Chip board flooring. Door to:





LOUNGE

14' 7" x 12' 1" (4.44m x 3.68m)

Window to the front elevation. Understairs store. Chip board flooring. Radiator.

KITCHEN/DINER

15' 2" x 11' 9" (4.62m x 3.58m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, work surface. Built in oven and hob with extractor over. Concealed Potterton gas central heating boiler. Defined dining area with doors leading to the garden. Chip board flooring.



CLOAKROOM/W.C

Low level W.C, wash hand basin, chrome towel radiator.

FIRST FLOOR LANDING

Access to the loft which we gather is half boarded. Storage cupboard. Doors to:

BEDROOM ONE

9' 7" x 8' 8" (2.92m x 2.64m)

Window to the front elevation. Built in wardrobes, radiator. Door to:

ENSUITE

Suite comprising: walk in shower, low level W.C, wash hand basin. Chrome towel radiator.



BEDROOM TWO

10' 10" x 8' 8" (3.3m x 2.64m)

Window to the rear elevation, radiator.

BEDROOM THREE

7' 6" x 6' 4" (2.29m x 1.93m)

Window to the front elevation, radiator.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Chrome towel radiator.



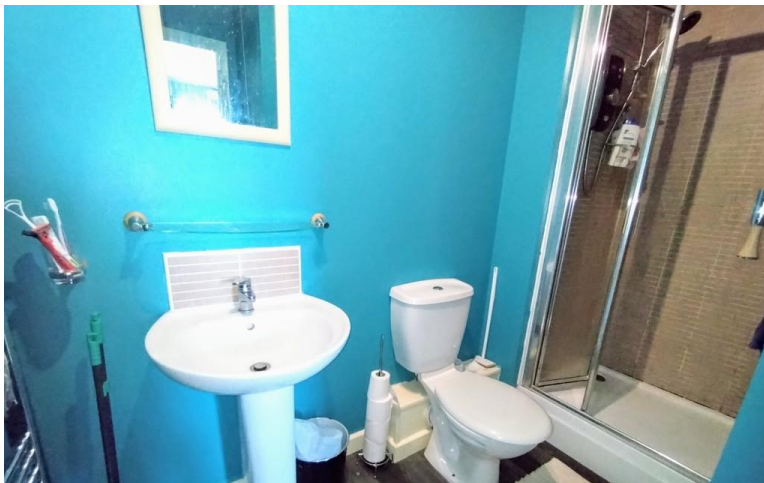
EXTERNALLY

FRONTAGE

A tarmac driveway provides off road parking. EV charging point.

REAR

With a great degree of privacy and attracting the afternoon sun, is a garden laid to lawn with a paved patio.



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

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 .

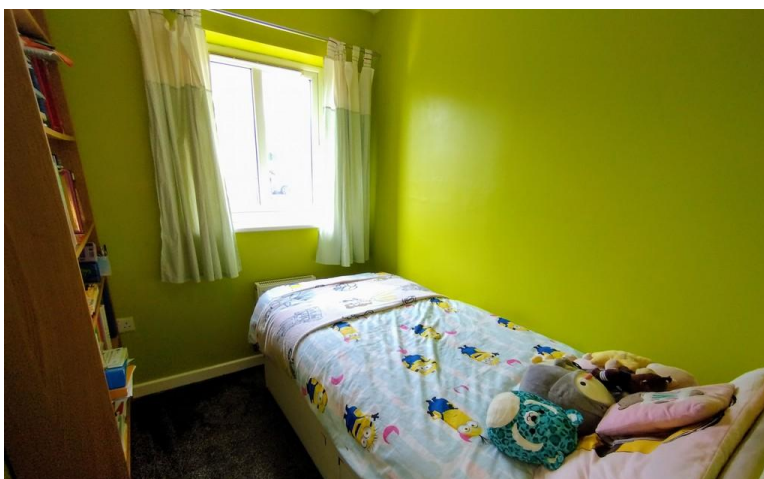
LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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 and 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