

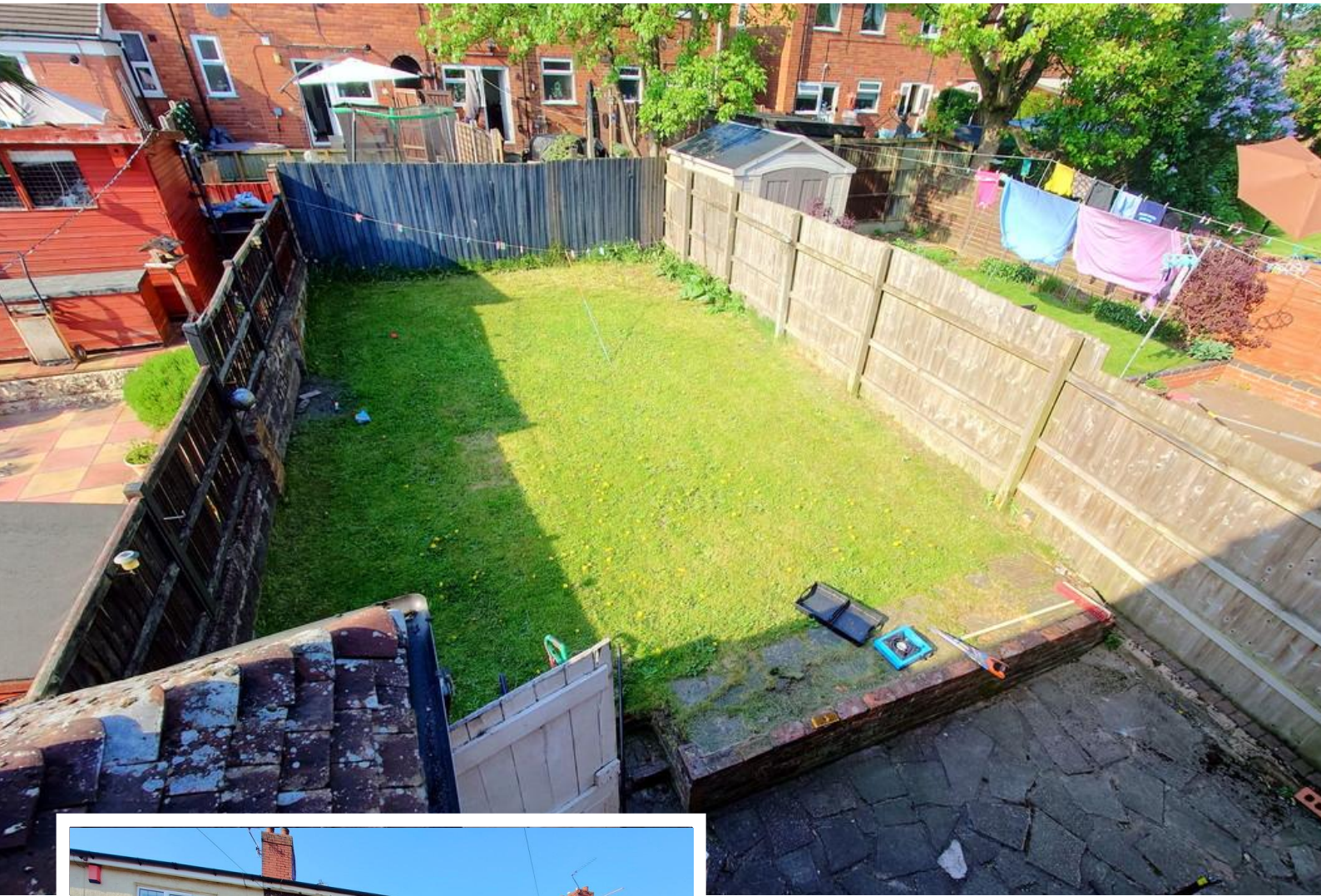


Henshall Place Sandyford, ST6 5LF

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS, KITCHEN
- GARDENS TO FRONT & REAR
- UP TO DATE GAS/ELEC CERTS
- NO CHAIN, READY TO MOVE INTO
- CONVENIENT LOCATION TO ROAD LINKS & LOCAL AMENITIES
- UPVC D/G & GAS C/H

£139,950





Property Description

INTRO

New on the market with NO CHAIN - A lovely and spacious THREE bedroom semi detached house set in a quiet cul de sac! Comprising entrance hall, lounge, dining room going into kitchen area and to the first floor are the three bedrooms and bathroom. Benefitting externally from gardens to the front and a nice rear laid to lawn garden (with option of putting a drive in at the front). UPVC double glazing and gas central heating. Up to date gas/electrical safety certificates. UPVC double glazing and gas central heating. Viewing highly recommended!

DIRECTIONS

Please use postcode ST6 5LF for Sat Nav/ Google Maps. From High Street, Sandyford, proceed down Shelford Road. Turn left into Wignall Road, and first right into Henshall Place, where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION





ENTRANCE HALL

15' 3" x 5' (4.65m x 1.52m)

UPVC front entrance door. Staircase to the first floor. Radiator. Useful understairs store cupboard, also housing the Main gas combi boiler (24HE), electric meter, consumer unit and gas meter, and having a small window to the side. Doors to both reception rooms.

LOUNGE

11' 11" x 10' 6" (3.63m x 3.2m)

Window to the front, radiator. Dado rail.



DINING ROOM

12' 5" x 9' 3" (3.78m x 2.82m)

With patio doors to the rear garden. Radiator. Opens into:

KITCHEN

7' 9" x 7' 1" (2.36m x 2.16m)

Having base and wall mounted cupboards with worksurfaces over. Splashback tiling. Electric oven/grill and induction hob with extractor over. Window to the side. Single drainer sink unit. Vinyl floor tiles.

FIRST FLOOR LANDING

Window to the side. Access to the loft via hatch.



BEDROOM ONE

12' 5" x 10' 5" (3.78m x 3.18m)

Window to the rear, radiator.

BEDROOM TWO

10' 5" x 9' 11" (3.18m x 3.02m)

Window to the front, radiator.

BEDROOM THREE

6' 3" x 5' 10" (1.91m x 1.78m)

Window to the front, radiator. An ideal office or children's bedroom due to the size.



BATHROOM

6' 1" x 5' 10" (1.85m x 1.78m)

A panelled bath with shower attachment, low level W.C and wash hand basin. Tiled walls. Frosted window to the rear. Cushion flooring.

EXTERNALLY

FRONT GARDEN

Enclosed by a wall, and with a gate access. A front paved pathway leads to the front door, and with side access to the rear of the property. Laid to lawn front garden, with space for a front driveway if required (subject to planning).



REAR GARDEN

A laid to lawn rear garden being nicely enclosed with fencing. Paved pathway area. Two brick stores with pitched roofs are attached to the back of the property.

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 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

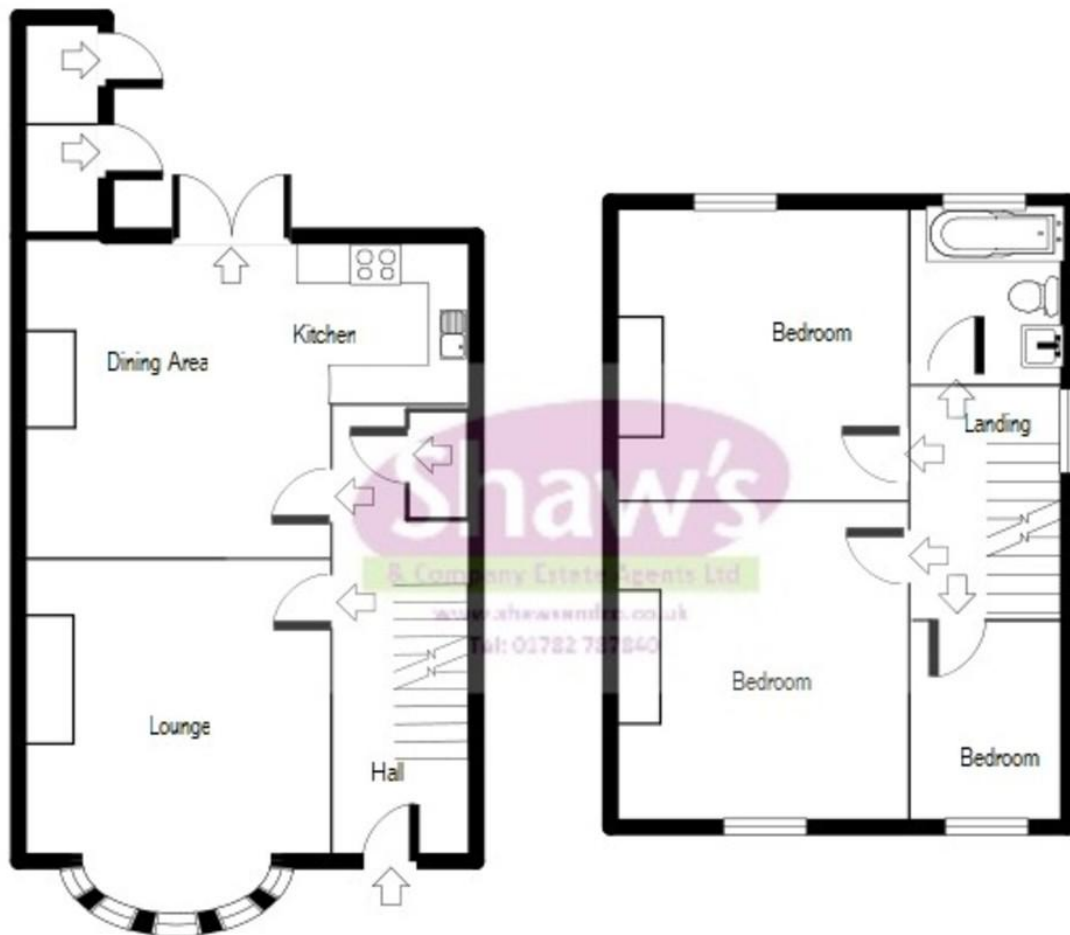
EPC RATING (PDF available online)

Current: 70C Potential: 85B









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.
 Made with Visual Builder

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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