

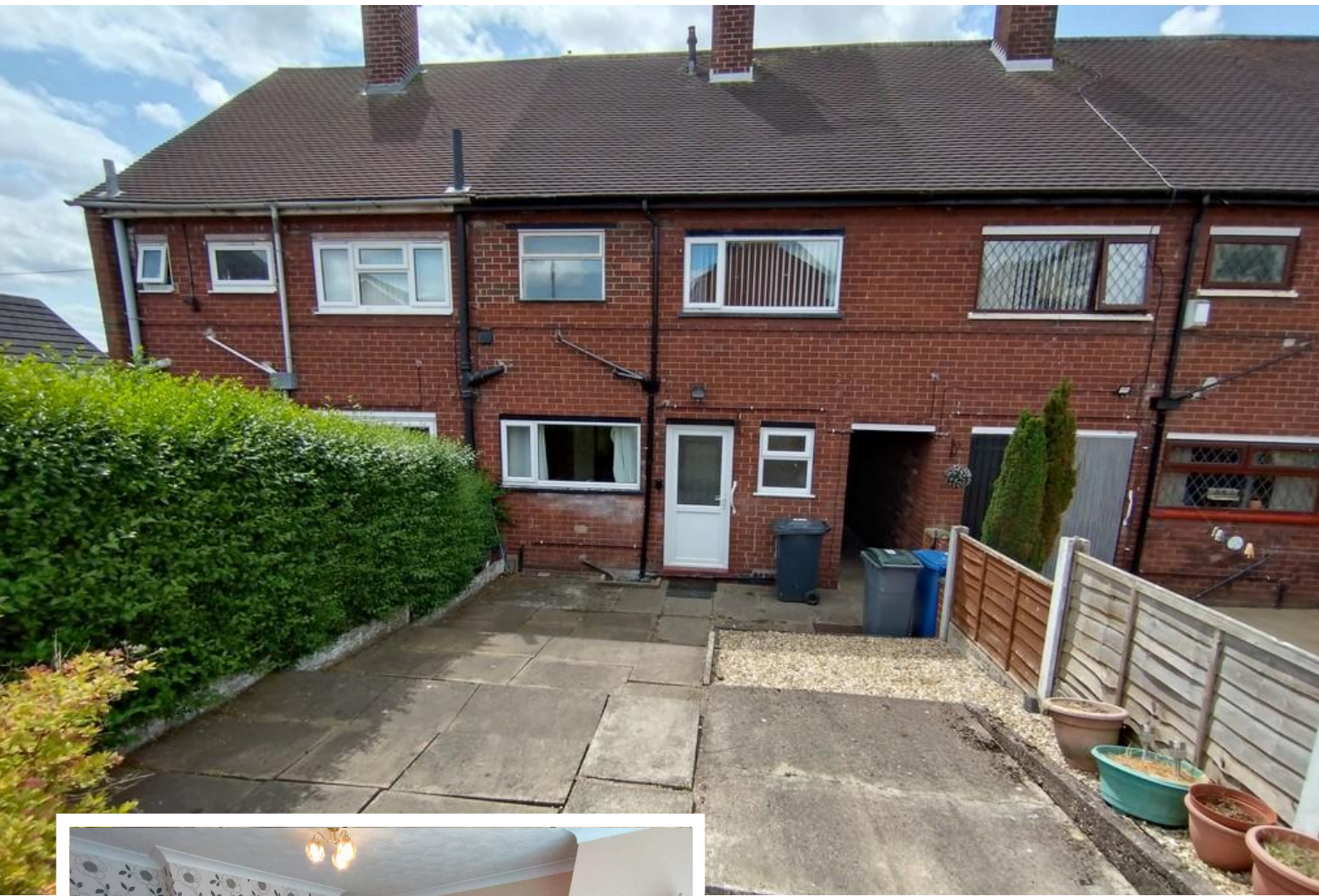


Sancton Green , ST6 4DE

- A THREE BEDROOM TOWN HOUSE
- WITHIN A CONVENIENT LOCATION
- NO CHAIN
- HALL, LOUNGE, KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS, BATHROOM
- FRONT & REAR GARDENS
- MAJ UPVC D/G, GAS C/H
- EASY ACCESS TO THE A500/A34

£120,000





Property Description

INTRO

Located within a convenient location a three bedroom town house with no chain, comprising, hall, lounge, kitchen/dining room, three bedrooms, a family bathroom. Externally a forecourt front garden, rear paved patio garden. Majority of UPVC double glazing, gas combi central heating. The property is located within easy access to amenities & road/rail/cycle links with the A500 close by, Westport Lake & canal side pathways for recreation etc. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with ST6 4DE. On entering the Cul De Sac the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, double radiator.



LOUNGE

15' 9" x 12' 4" (4.8m x 3.76m)

Bow window to the front elevation. Feature fireplace with inset fire, radiator. Coving to the ceiling.

KITCHEN/DINER

15' 9" x 9' 2" (4.8m x 2.79m)

Two windows to the rear elevation. A range of wall and base units, inset sink, worksurface. Built in double oven. Part glazed UPVC rear external access door. Double radiator. Small recess store cupboard.

FIRST FLOOR LANDING

Access to the loft, cupboard with the gas combi boiler.

Doors to:

BEDROOM ONE

13' 8" x 8' 7" (4.17m x 2.62m)

Window to the rear elevation, radiator.

BEDROOM TWO

12' 11" x 12' 3 max" (3.94m x 3.73m)

Window to the front elevation, radiator.

BEDROOM THREE

10' 8" x 6' 11" (3.25m x 2.11m)

Window to the front elevation, radiator.



BATHROOM

7' 8" x 5' 7" (2.34m x 1.7m)

Aluminium framed window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, double radiator.

EXTERNALLY

FRONTAGE

Lawn garden with shrub borders. Pathway leads to the front door.

REAR

An enclosed patio with rear access gate. We understand some garages are located at the rear and Stoke City Council deal with any garage rent options.

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 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