



Carsington Drive
Brindley Village, ST6 5GA

- A DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- CONVENIENT FOR AMENITIES
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINER WITH APPLIANCES
- 3 SPACIOUS BEDROOMS
- ENSUITE & BATHROOM
- GARDENS & DRIVEWAY

£259,950





Property Description

INTRO

Located within a popular modern development a spacious detached house comprising; hall, a bay window lounge with media wall, kitchen/dining room with appliances, utility, cloaks/w.c, 3 good sized bedrooms, ensuite & a family bathroom. Externally a driveway offers parking, frontage area, a lawn rear garden with a patio. UPVC double glazing & gas combi heating making a modern energy efficient home. Access to all amenities is close by with the A500/M6 a short drive away, rails links are at Kidsgrove or the City. Viewing is essential without further delay!

DIRECTIONS

Please follow Sat Nav with postcode ST6 5GA. Follow the road around and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door. Staircase to the first floor. Laminate flooring, radiator.



CLOAKROOM

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

LOUNGE

14' x 11' (4.27m x 3.35m)

Bay window to the front elevation. Feature media wall, radiator.

KITCHEN/DINER

14' 3" x 11' 8" (4.34m x 3.56m)

French doors to the rear. A range of wall and base units, single drainer sink units, worksurface. Built in oven, hob with extractor over. Integrated fridge freezer and dishwasher. Downlighters to the ceiling, laminate flooring, radiator.



UTILITY ROOM

Space for appliances with work surface over. Potterton Pro Max Ultra gas central heating boiler. Laminate flooring, radiator.

FIRST FLOOR LANDING

Window to the side elevation. Store cupboard, access to the loft. Doors to:

BEDROOM ONE

12' 2" x 9' 4" (3.71m x 2.84m)

Window to the front elevation, radiator. Door to:



ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator.

BEDROOM TWO

9' 11" x 9' 1" (3.02m x 2.77m)

Window to the rear elevation, radiator.

BEDROOM THREE

9' 7" x 7' 7" (2.92m x 2.31m)

Window to the rear elevation, radiator.



BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin, radiator.

EXTERNALLY

FRONTAGE

A garden area with shrub borders. A driveway provides off road parking.

REAR



Attracting the afternoon sun is a garden laid to lawn.
Paved patio area.

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 .

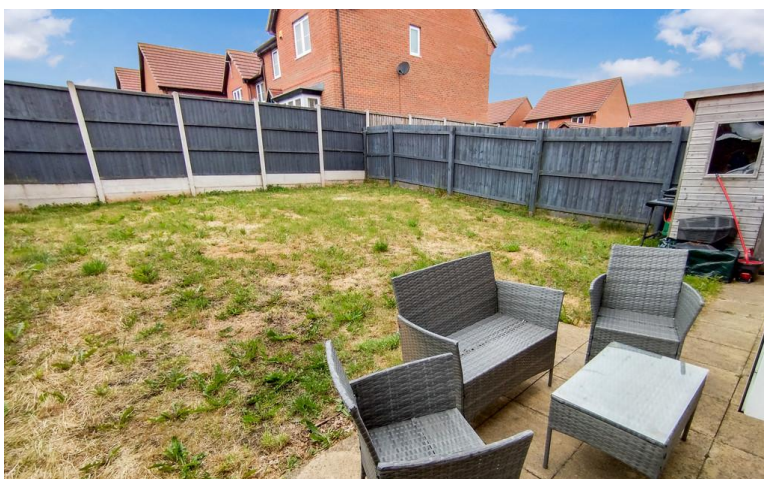
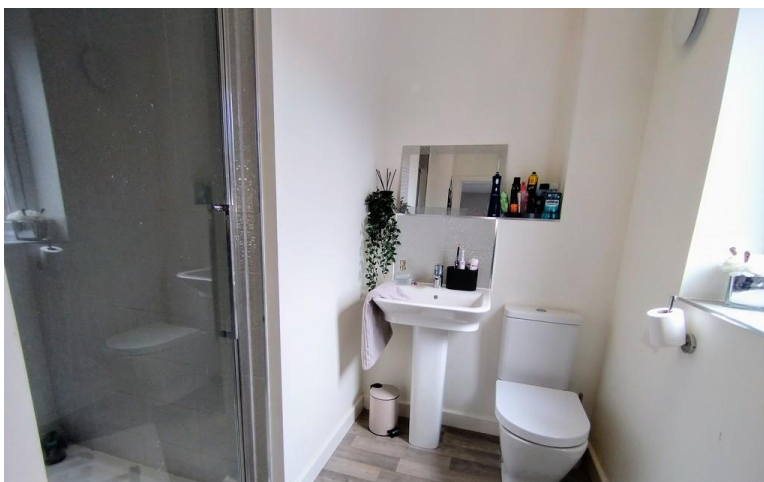
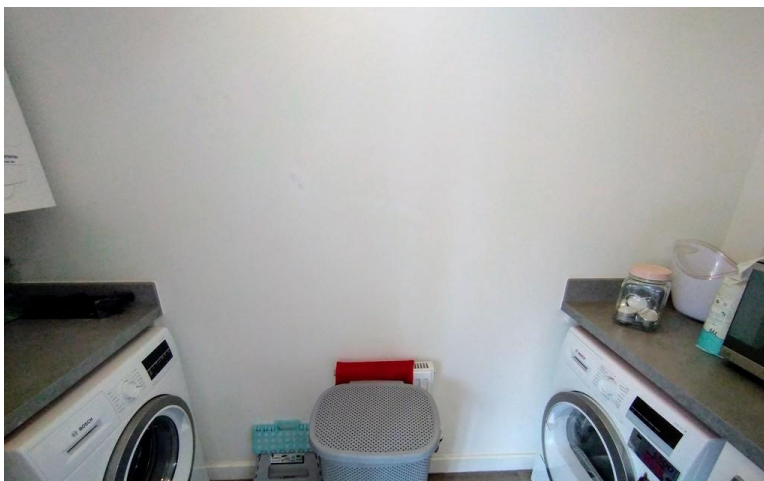
LOCAL AUTHORITY

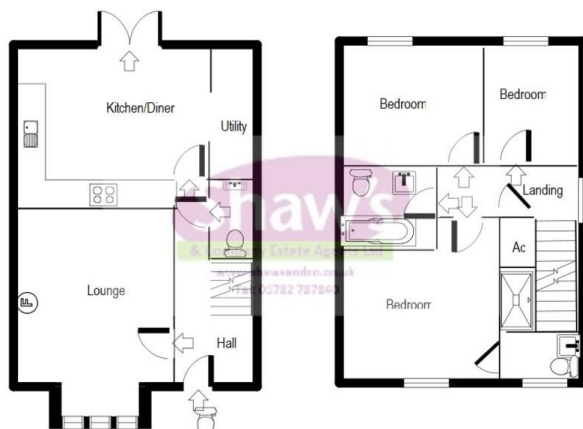
Stoke On Trent City Council

COUNCIL TAX BAND D

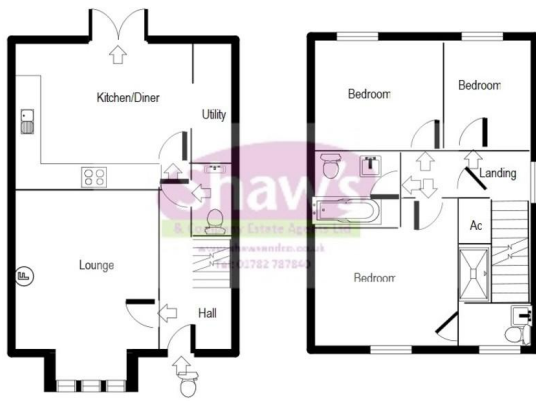
EPC RATING (PDF available online)

Current: 82B Potential: 93A

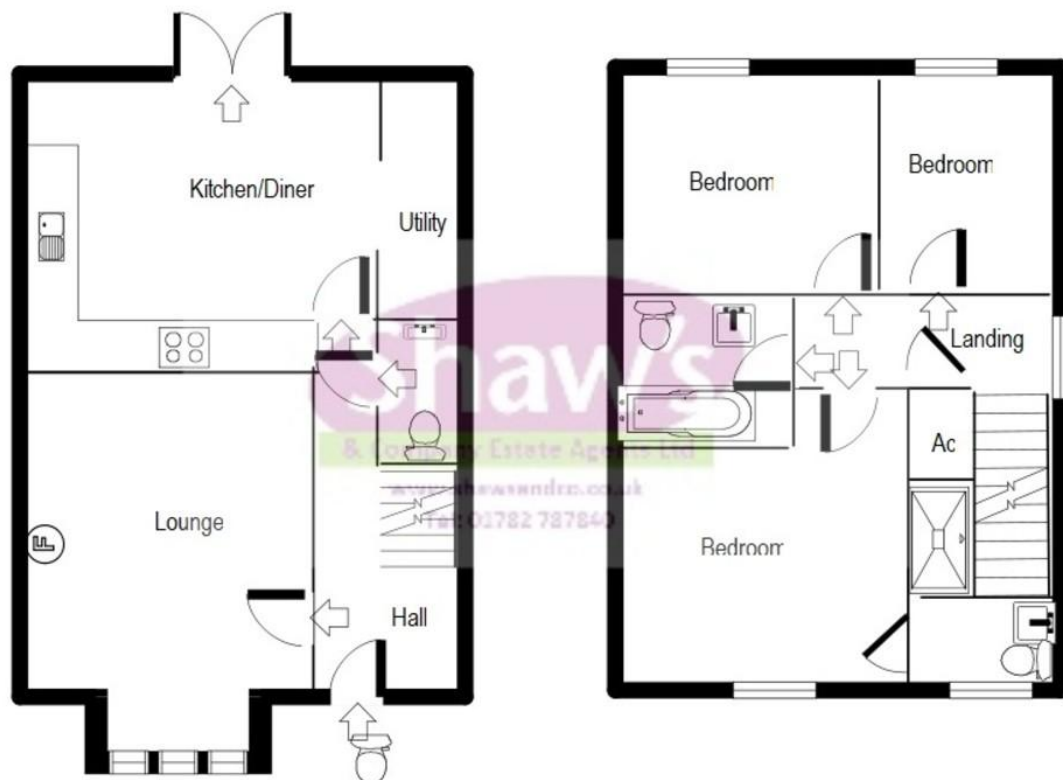




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate



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 Virtual Building



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Made with Visual Builder

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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