

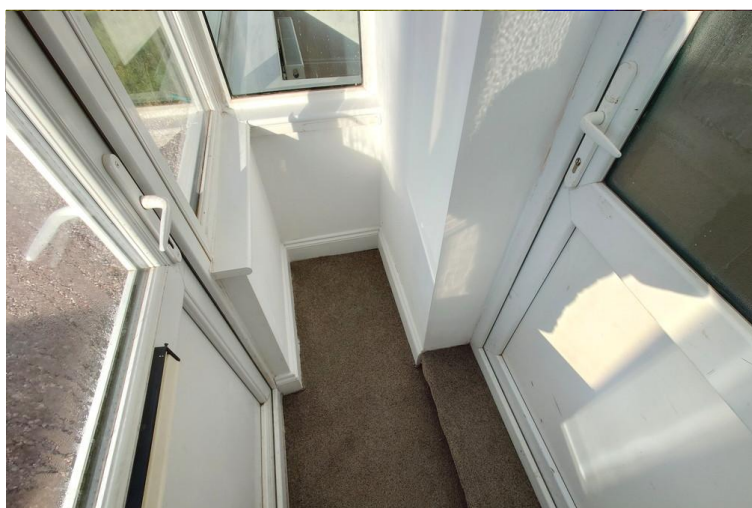
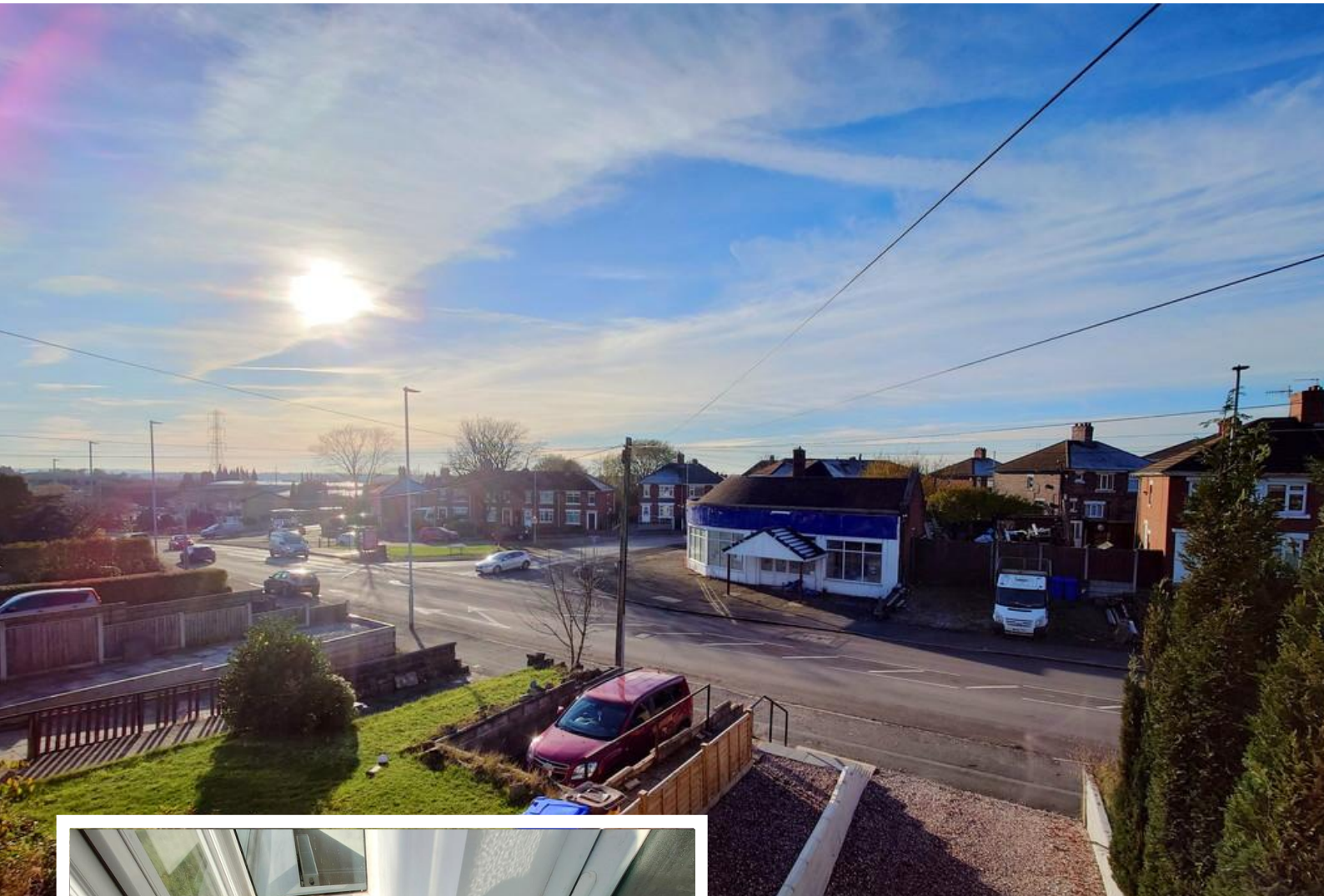


High Street
Sandyford, ST6 5PJ

- A TOWN HOUSE WITH NO CHAIN
- THREE BEDROOMS
- FULLY RENOVATED & READY TO MOVE INTO
- PARKING FOR 2 CARS
- LOVELY PRIVATE REAR GARDEN
- DOUBLE LOUNGE INTO DINING ROOM
- OPEN PLAN KITCHEN
- GROUND FLOOR W.C & 1ST FLOOR BATHROOM

£139,950





Property Description

INTRO

FULLY RENOVATED & AVAILABLE WITH NO CHAIN! This beautiful turn-key property also benefits from having THREE BEDROOMS! Being re-plastered and new decor/carpets throughout, and having a full re-wire with electric cert passed to 2035. Comprising entrance porch and hall, a spacious lounge into opening dining room and updated kitchen, ground floor cloaks/w.c. To the first floor are the bedrooms and modern bathroom. To the front there is a gravelled driveway with parking for two vehicles, and to the rear is a lovely presented and enclosed garden area. Gas central heating with combi boiler. UPVC double glazed windows and doors throughout. With easy access to the A500, and road links across the city and local amenities, this is an ideal spot and opportunity for the discerning buyer!

DIRECTIONS

From the Tunstall bypass round about (by KFC and McDonalds) proceed along the A50 High Street, where the property can be found on the right hand side as identified





by our For Sale sign.

ACCOMMODATION

ENTRANCE PORCH

With UPVC door and front/side windows. UPVC door to:

ENTRANCE HALL

Staircase to the first floor. Radiator. Laminate flooring. Door to:

LOUNGE

12' 10" x 12' 5" (3.91m x 3.78m)

A spacious reception room which opens into the defined dining area. Full length of the room is 22'3 x 12'5. Bay window to the front. Laminate flooring. Radiator. Door to useful understairs store cupboard. Spotlight track. Cupboard concealing gas and electric safety certificates.

DINING ROOM

12' 5" x 11' (3.78m x 3.35m)

Laminate flooring. Spotlight track. Alcove area which is ideal space for a desk/bookcase. Radiator. Opens to:

BREAKFAST KITCHEN

15' 3" x 5' 7" (4.65m x 1.7m)

A breakfast bar open island area, leads to the updated kitchen with new base and wall units and worksurfaces over. Single drainer sink unit. Gas point for cooker/hob. Tall standing fridge freezer, washing machine, and microwave. UPVC rear access door. Windows to both the rear garden and the side aspect. Laminate flooring. Spotlights to the ceiling. Radiator. Door to:

CLOAKS/W.C

A low level W.C, wash hand basin with cupboard unit. Splash back panelling. Circle mirror. Laminate flooring.

FIRST FLOOR LANDING

Useful alcove open area. Doors to:

BEDROOM ONE

11' 2" x 9' 8" (3.4m x 2.95m)

Window to the rear, radiator. Carpet flooring.

BEDROOM TWO

10' 10" x 9' 7" (3.3m x 2.92m)

Window to the front, radiator. Carpet flooring.

BEDROOM THREE

7' 2" x 5' 7" (2.18m x 1.7m)

Window to the front, radiator. Carpet flooring.





BATHROOM

7' 3" x 6' 4" (2.21m x 1.93m)

A beautifully updated modern bathroom, having panelled bath and mixer shower attachment, low level W.C and wash hand basin. Panelled wall tiling. Cupboard housing Ferroli gas combi boiler. Black radiator. Dome light fitting. Laminate flooring. Frosted window to the rear. Extractor fan. Access to the loft.

FRONT

A gravelled stone driveway with parking for two vehicles. Steps up to the front door, with fencing and side access through entry and gate to the rear.



REAR GARDEN

A lovely presented and low maintenance rear garden, having paved patio area leading into astro turf garden. Gravelled stone pathway. Enclosed by fencing and sleepers. Shrub and mature tree 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

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 .

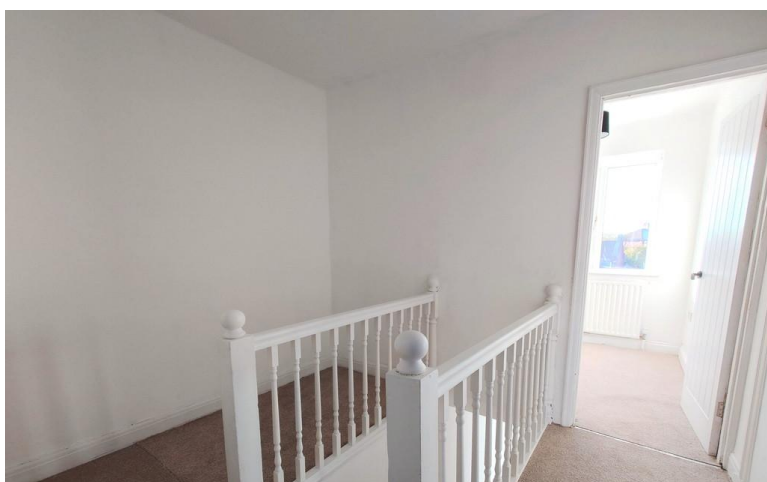
LOCAL AUTHORITY

Stoke on Trent City Council.

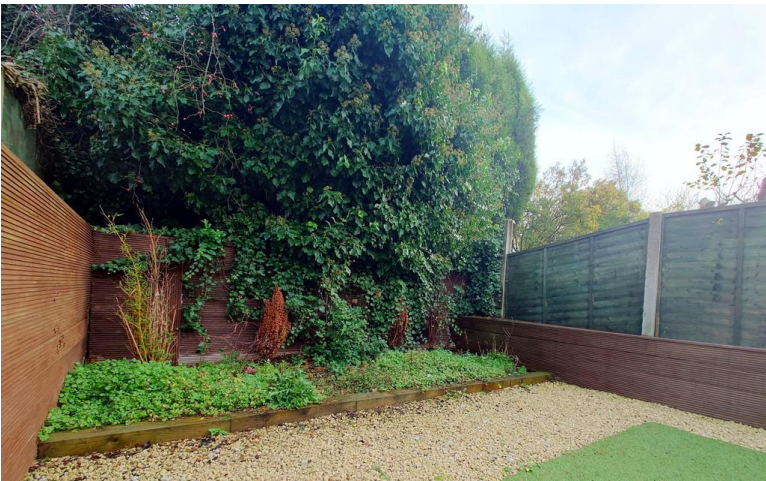
COUNCIL TAX BAND A

EPC RATING (PDF available online) This EPC was done prior to the recent renovations.

Current: 62D Potential: 87B









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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