



Burnaby Road, Sandyford, Stoke-on-Trent

OIRO £125,000



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Freehold | EPC rating: C

- Large Corner Plot
- Popular Residential Neighbourhood
- Offroad Parking for Multiple Vehicles

- Walking Distance to Star Academy
- Two Double Bedrooms
- Conservatory

BELVOIR!

Property is personal

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Description

*****DON'T MISS OUT***** Come take a look at this 2 bedroom **SEMI-DETACHED** house on a **LARGE CORNER PLOT**. Comprising a reception room, kitchen, conservatory, ground floor WC, **2 double bedrooms**, 4 piece family bathroom, off-road parking and large family garden, this property is the ideal **FAMILY HOME**.

Situated in a sought after neighbourhood having bags of potential and the Ofsted Rated 'Good' Star Academy mere minutes away this property won't be around for long.

UPVC double glazing and gas central heating throughout. Take a look at the property using our virtual tour and call to book your in person viewing.

Tenure: Freehold **EPC Rating - C** **Council Tax Band - A (Stoke on Trent City Council)**

Photographs



Rooms

Front Exterior

The property is situated on a spacious corner plot with a gate leading to a footpath toward the front door and a lawn garden to the front. A large wooden gate positioned further along and to the side of the property opens to a block paved area ideal for off-road parking or even as a patio.

Hall - 1.38 x 1.16m

Enter the home through a glazed front door letting in lots of natural light into a convenient space for removing shoes and coats.

Living Room - 4.8 x 4.14m

The living room is decorated in neutral tones with dual aspect natural light flowing through the windows, creating a bright yet cosy atmosphere. There's ample room for sofas, side tables, a tv unit and storage. The space is made even better by the open area under the stairs.

Kitchen - 3.83 x 2.44m

The kitchen comprises light wood effect wall and base units with work surfaces over, a stainless-steel sink and drainer and an integrated cooker and four ring hob. White tile splash backs and popular light sage walls finish the room along with a easy to maintain wipeable vinyl flooring.

Ground Floor WC - 0.94 x 1.47m

The property benefits from a ground floor WC perfect for young children and visitors and easily accessed from the garden via the conservatory.

Conservatory - 2.17 x 2.31m

This really handy addition to the property is currently used as a utility/cloak room. Saving room elsewhere in the property in its current form but with views of the garden this versatile space would make a lovely dining room or playroom too.

Landing - 1.03 x 0.89m

Neutrally decorated the landing provides access to the bedrooms and family bathroom with the loft access hatch overhead.

Bedroom 1 - 3.51 x 3.21m

Overlooking the front of the property the first bedroom is the larger of the two double bedrooms. You'll find ample space for a king size bed and various bedroom furniture. Alternatively for a larger family you could easily fit a couple of single beds and or a bunk bed to suit multiple children with plenty of space still for wardrobes, drawers, and that all important room to play.

Bedroom 2 - 2.90 x 3.45m

The second bedroom overlooks the rear garden, has a plenty of room again for a double bed and bedroom furniture. This room also benefits from a built-in cupboard offering that all important storage any family needs.

Bathroom - 1.91 x 2.40m

The family bathroom comprises a four-piece white suite including a bath, pedestal hand basin and mixer tap, a toilet and a separate shower, cubicle and tray. The walls are fully tiled in a clean bright very light grey tiles and there is vinyl flooring underfoot.

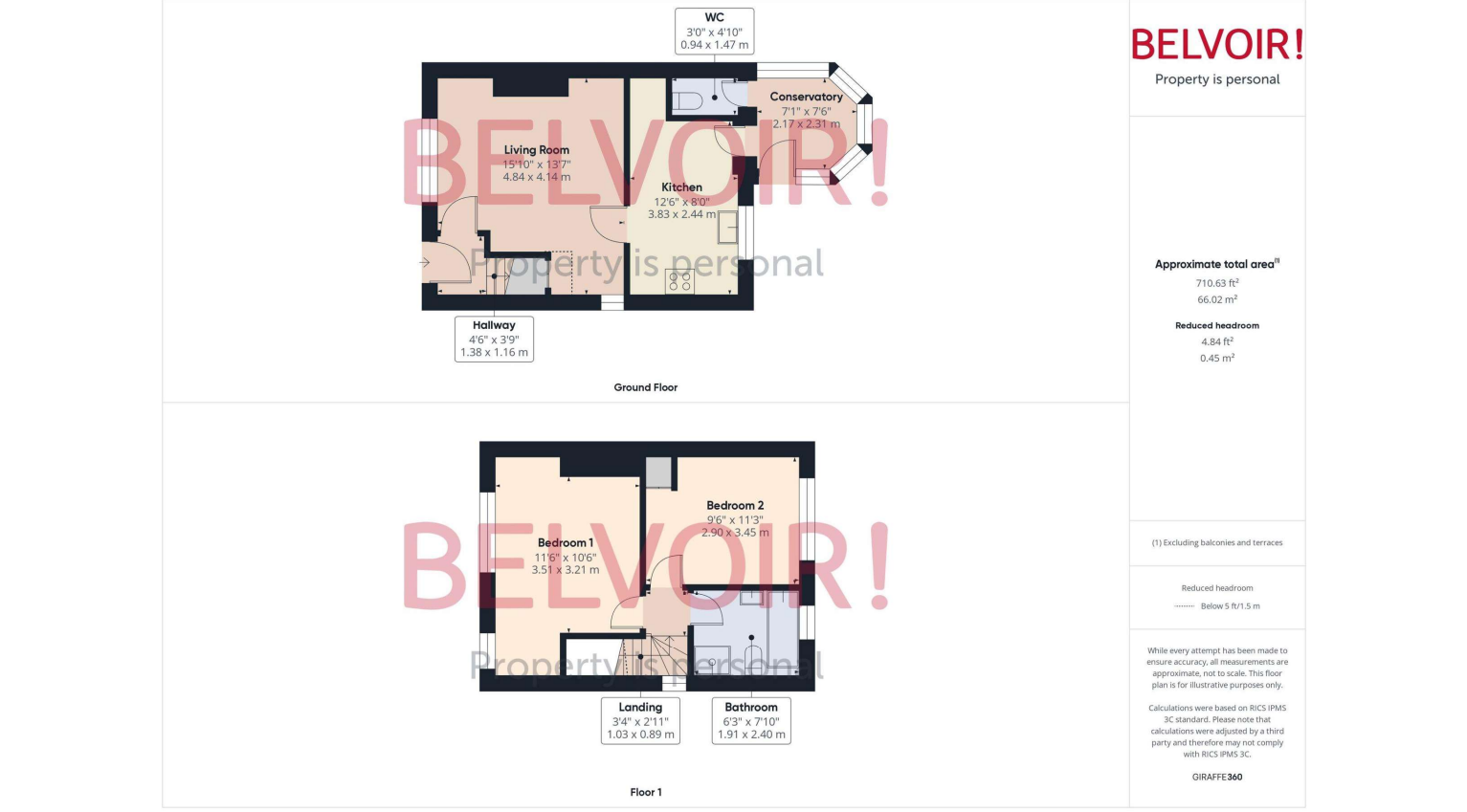
Rear Garden

To the rear of the property, you'll be delighted to find a slab footpath and patio area along with a large lawn garden extending all the way over to the brick paved driveway. Abounded by fences and hedges, and incorporating a couple of trees this really is a beautiful space to enjoy summertime.

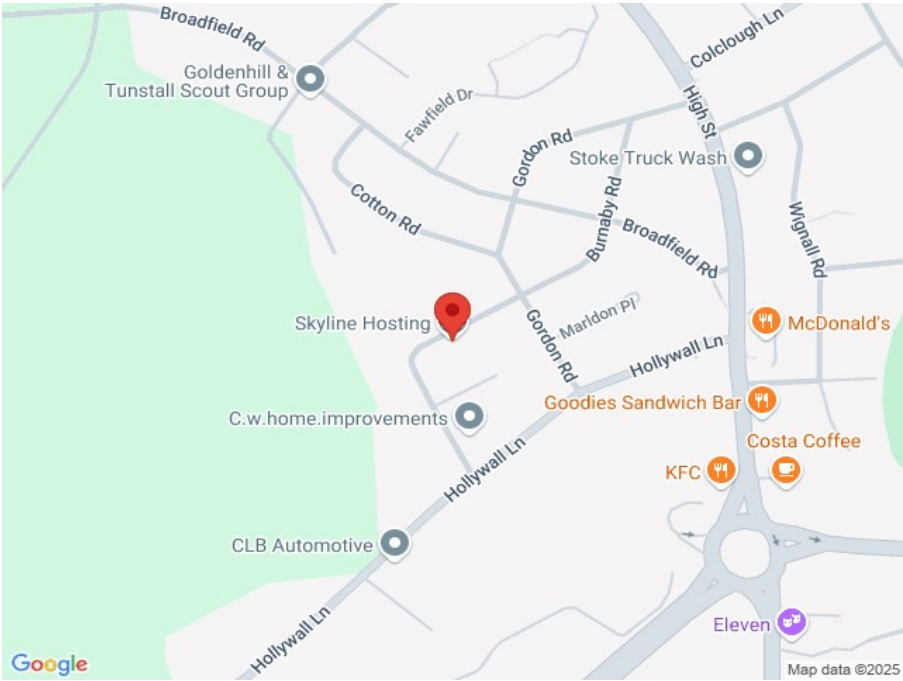
Buyers, please note there is evidence of a damp or ventilation issue to the internal front wall at high level in the front bedroom. Further investigation and works are advised. This has been factored into the pricing of the property. According to Ofcom's broadband checker, Highest available download speed for standard is 4Mbps, superfast 74Mbps and Ultrafast 1000Mbps. Highest available upload speed for standard is 0.6Mbps, superfast is 20Mbps and Ultrafast is 800Mbps. There should be upload speed with Virgin Media, Openreach and VX Fiber. The mobile checker shows limited outdoor and indoor coverage with O2, Three and Vodafone, and EE.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Map



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