



## 180 Sandon Road Meir, Stoke-On-Trent, ST3 7DF

Every project, starts with a story. So start your story here at Sandon Road as I have an ongoing project for you to make your own. A spaciouly extended, partly renovated semi detached property in the popular area of Meir is being sold with no upward chain and is ready for a new owner to add those finishing touches. The accommodation on offer comprises a lounge with open archway leading to the huge kitchen/dining area the ground floor accommodation is complete with a utility room and access into the garage. To the first floor you will find three good sized bedrooms and a modern family bathroom. Externally the property benefits from off road parking with garage and a low maintenance rear garden. Located in the area of Meir the property is ideally located within walking distance to local amenities, excellent schooling and commuter links to the A50. Start to write your story here as this book as the foundations it just needs an ending. Call today to book a viewing.

**Offers in the region of £170,000**

# 180 Sandon Road

Meir, Stoke-On-Trent, ST3 7DF



- EXTENDED SEMI DETACHED PROPERTY
- UTILITY ROOM
- OFF ROAD PARKING & GARAGE
- LARGE LOUNGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- FANTASTIC SIZED KITCHEN/DINER
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLING

## GROUND FLOOR

### Entrance Hall

5'10" x 4'3" (1.80 x 1.32)

The property has a upvc entrance door to the front aspect. Stairs leading to the first floor. Radiator.

### Lounge

13'11" x 12'0" (4.25 x 3.67)

A double glazed bow window overlooks the front aspect. Fireplace housing open fire. Open archway leads into the dining space. Television point and two radiators.

### Kitchen/Diner

20'6" x 17'2" (6.25 x 5.24)

Double glazed patio doors lead out to the rear aspect coupled with a double glazed window to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above. Under stairs storage.

Ceiling spotlights and two radiators.

### Utility Room

8'0" x 6'8" (2.46 x 2.04)

A double glazed window overlooks the rear aspect, coupled with a double glazed access door. Space and plumbing for washing machine, fridge/freezer and tumble dryer. Wall mounted central heating boiler. Access door into garage.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

12'6" x 10'1" (3.82 x 3.08)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

10'9" x 10'1" (3.30 x 3.08)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

8'11" x 6'11" (2.72 x 2.11)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

7'5" x 6'9" (2.28 x 2.08)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Ladder style towel radiator.

## EXTERIOR

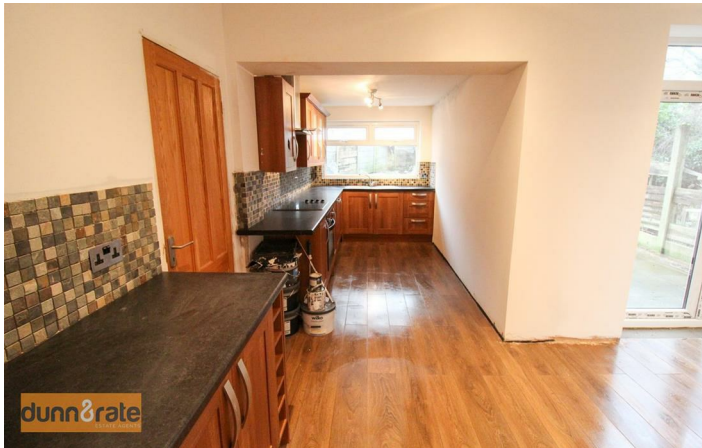
To the front the property has a driveway with mature shrubs. To the rear the garden is low maintenance and laid to paving with panelled fenced borders.

### Garage

15'8" x 13'5" (4.80 x 4.11)

Up and over door and power and lighting.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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