



## 15 Sandiacre Avenue

Stoke-On-Trent, ST6 5BX

**Offers in the region of £300,000**



Here at Carters, we are delighted to welcome to the market this immaculately presented and Freehold, four-bedroom detached family home, which is situated within a highly sought after residential estate, that boasts excellent amenities, transport links and schools just around the corner.

Tucked away at the head of a private cul-de-sac, this impressive property is the perfect forever home and is 'turnkey' ready to move into and enjoy, right from day one.

Having undergone generous refurbishment over recent years, this fantastic property now boasts a top of the range kitchen/diner, an electric vehicle charging point, and a detached garage with a water supply, lighting and power - which isn't a standard feature within the estate. On entering the property there is a bright and spacious hallway that leads throughout the ground floor with a downstairs WC, a storage cupboard and the stairs to the first floor leading off. The large living room is to the front elevation and enjoys a wall mounted electric feature fireplace whilst the kitchen/diner is to the rear of the property with French doors to the rear garden allowing the entertainment to flow outside if desired. If this wasn't enough, heading up the stairs, the property also boasts four generous bedrooms, with the main bedroom benefitting from fitted wardrobes and an en suite. Here there is also a large family bathroom which consists of a modern three-piece suite. Externally the property enjoys beautifully landscaped gardens to the front and rear. There is also a driveway to the front elevation leading to the detached garage.

Here at Carters, we have no doubt that this home will blow you away, proving to be the perfect home for young and growing families alike. We highly anticipate a large number of viewings on this forever home!



# 15 Sandiacre Avenue

Stoke-On-Trent, ST6 5BX

Offers in the region of £300,000



## Entrance Hall

UPVC double glazed composite entrance door to the front elevation. Stairs to the first floor leading off. Storage cupboard. Radiator. Tiled flooring.

## WC

UPVC double glazed window to the front elevation. Recessed WC. Wall mounted vanity hand wash basin. Recessed ceiling downlighters. Radiator. Tiled flooring.

## Living Room

15'01 x 11'05 (4.60m x 3.48m)

UPVC double glazed window to the front elevation. Wall mounted electric feature fireplace. TV point. Two radiators.

## Kitchen/Breakfast Room

21'02 x 10'01 (6.45m x 3.07m)

UPVC double glazed window and French doors to the rear. A modern range of newly fitted wall, drawer and base units with granite effect work surfaces incorporating an inset stainless steel sink with a mixer tap. Here there is built in appliances such as a dishwasher, fridge, freezer, a fitted electric oven, a four ring induction hob and extractor hood. Space for washing machine. Vertical modern anthracite radiator. Tiled flooring.

## Galleried Landing

UPVC double glazed window to the side elevation. Storage cupboard. Loft access.

## Bedroom One

8'07 x 8'03 (2.62m x 2.51m)

UPVC double glazed window to the rear elevation. Fitted wardrobes with sliding mirror doors. Radiator.

## Ensuite

A modern three piece suite comprising of a oversized corner shower enclosure, a recessed WC and a vanity hand wash basin unit. Recessed ceiling downlighters. Extractor fan. Shaver point. Radiator. Tiled floor.

## Bedroom Two

10'05 x 10'01 (3.18m x 3.07m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Three

10'09 x 6'09 (3.28m x 2.06m)

UPVC double glazed window to the rear. Radiator.

## Bedroom Four

10'03 x 6'09 (3.12m x 2.06m)

UPVC double glazed window to the front elevation. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation. A modern three piece suite comprising of a panel bath with a wall mounted hand held rainfall shower head, a recessed WC and a vanity hand wash basin. Extractor fan. Radiator. Tiled flooring.

## Garage

17'04 x 8'05 (5.28m x 2.57m)

Detached garage. Power and lighting. Electric vehicle charging point. Hand wash basin with a wall mounted handwash water heater.

## Exterior

To the front of the property there is a driveway that leads to the detached garage. There is also beautifully landscaped yet low maintenance gardens in front of the property with a path leading to the entrance door. To the rear there is again a landscaped garden to be enjoyed being laid to lawn with a decked area.

## Additional Information

We are led to believe that the property is Freehold and Council Tax Band D.

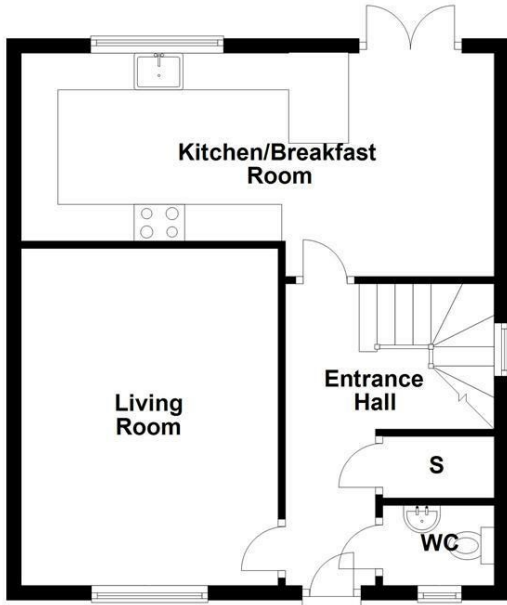
## Services

The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.

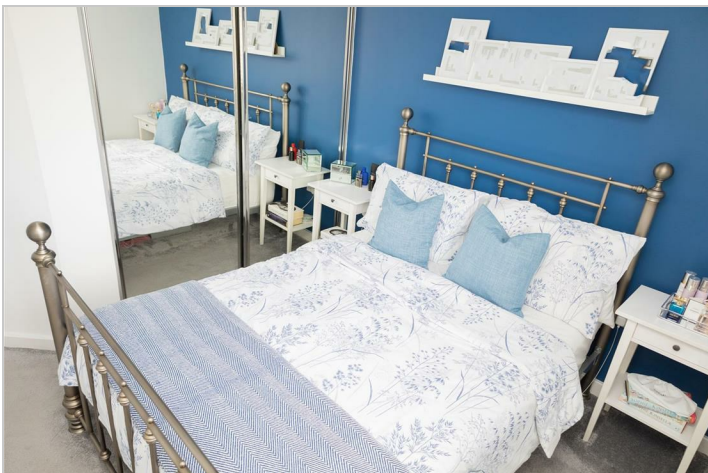
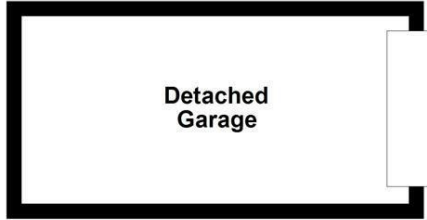
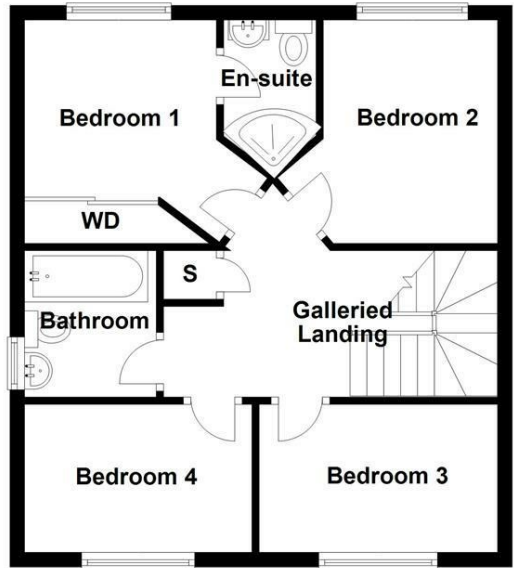
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



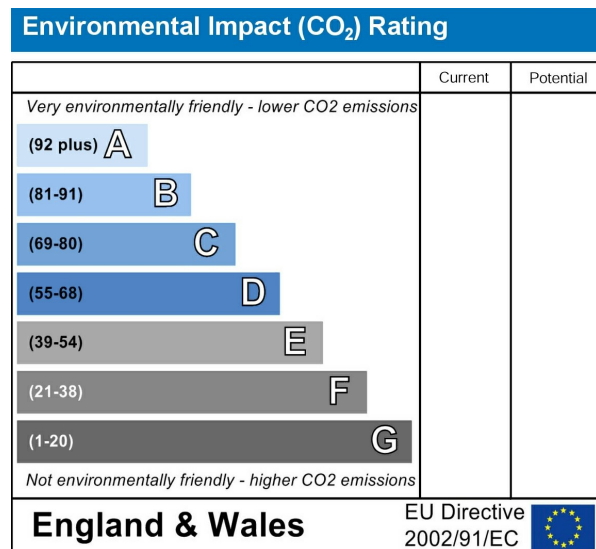
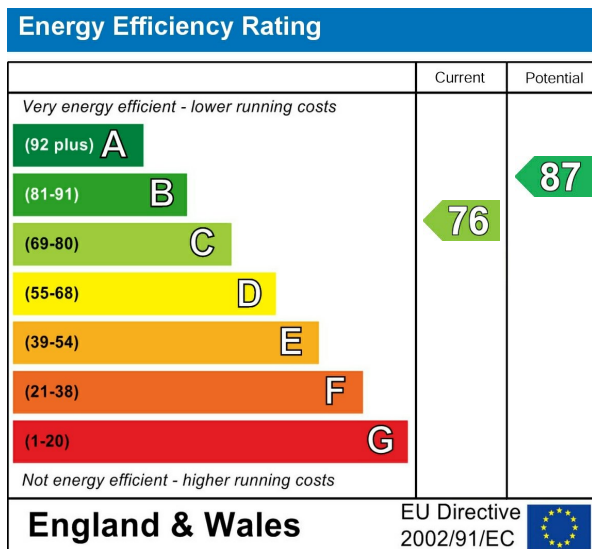
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**