

2 Sandpiper Close, Stoke On Trent, ST10 1LN

£1,045 Per Calendar Month





\*\*\*\* BEAUTIFULLY PRESENTED \*\*\*\* MASTER BEDROOM WITH EN SUITE \*\*\*\* Abode are delighted to bring to market this modern property in a cul de sac location. The property offers an entrance hall, lounge, fitted dining kitchen with utility area and a guest cloak room. Three bedrooms, master with an en suite and a family bathroom. Side drive for 2 cars and an enclosed rear garden.

#### ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, radiator and door to the lounge.

#### LOUNGE

Feature fire surround, double glazed window to the front, radiator and under stairs store cupboard.

14'5" x 13'4" (4.39 x 4.06)

#### KITCHEN DINER

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob with extractor, Integrated fridge freezer, space and plumbing for a dishwasher. Radiator and double glazed window and door onto the garden.

12'9" x 11'8" (3.89 x 3.56)

#### UTILITY AREA

Plumbing and space for a washing machine.

#### CLOAKROOM

Low flush wc, wash hand basin, radiator and double glazed window.

#### FIRST FLOOR LANDING

Doors to -

#### MASTER BEDROOM

Double glazed window and radiator.

14'7" x 9'7" (4.44 x 2.92)

#### EN SUITE

Enclosed shower, low flush wc, wash hand basin and radiator.





ABODE  
SALES & LETTINGS

**BEDROOM 2**

Double glazed window and radiator.

10'9" x 10'5" (3.28 x 3.18)

**BEDROOM 3**

Double glazed window and radiator.

8'2" x 8'0" (2.49 x 2.44)

**BATHROOM**

Panel enclosed bath with a shower over and shower screen ,low flush wc, wash hand basin, radiator and double glazed window.

**OUTSIDE**

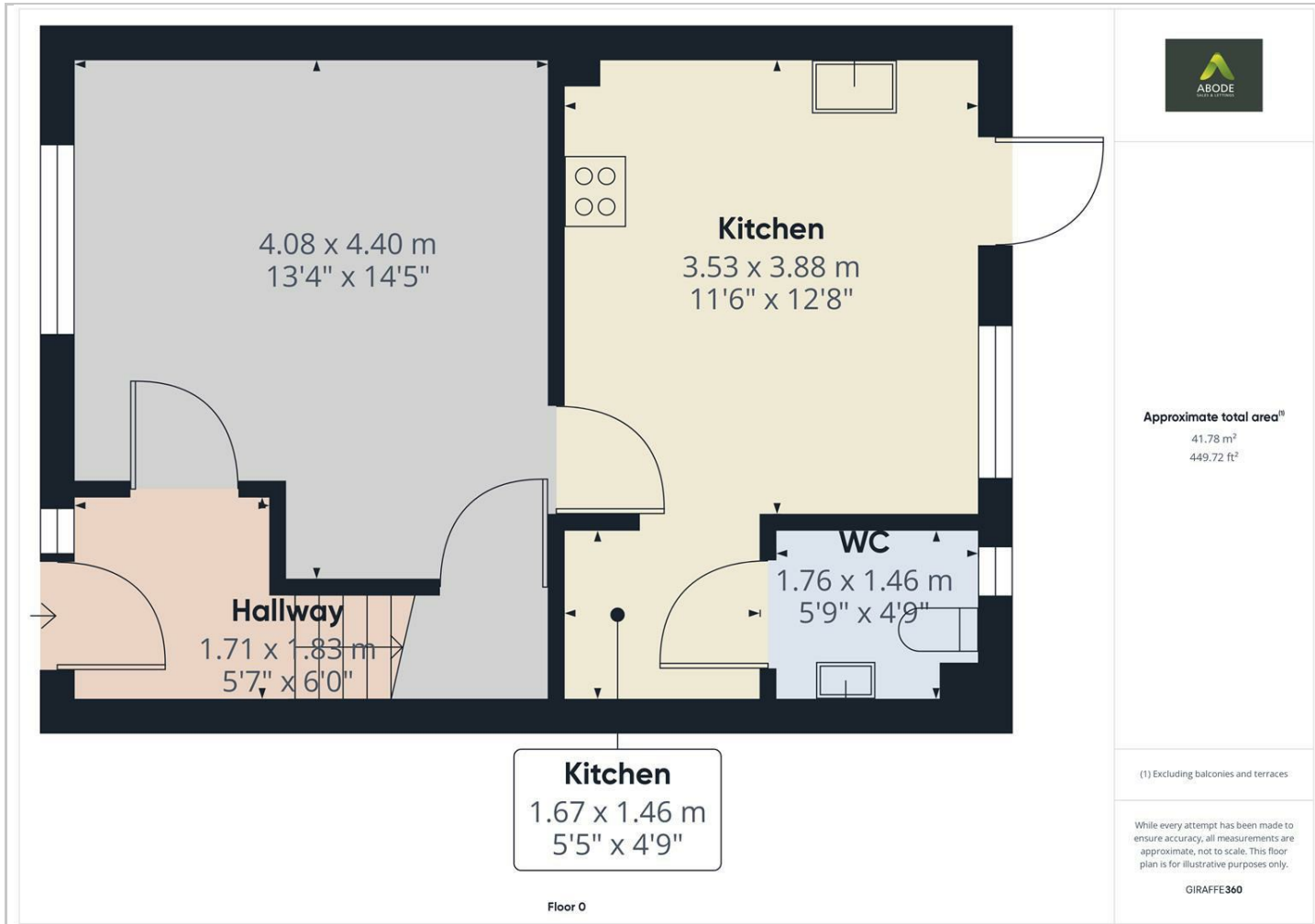
Side drive for 2 cars and gated access to the enclosed rear garden with patio and lawn.



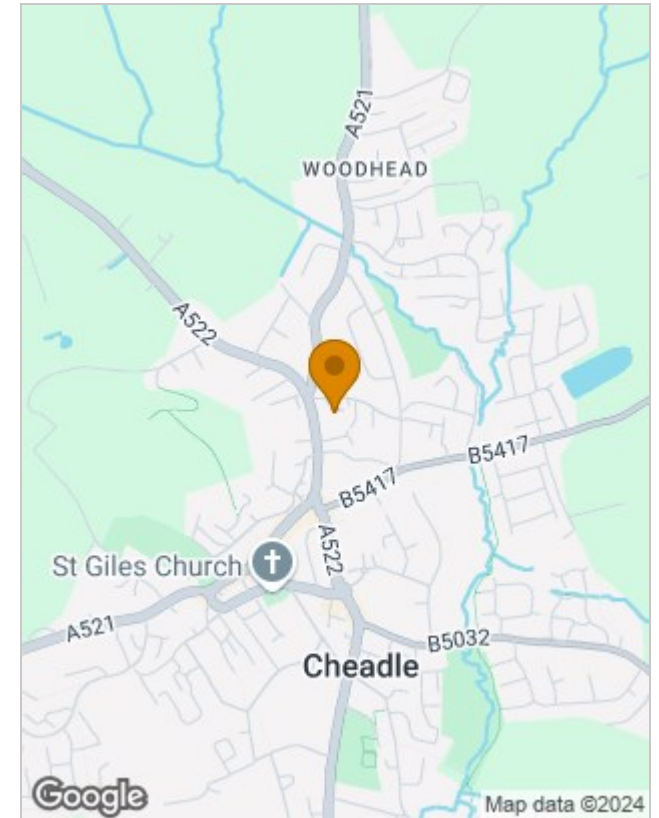
ABODE  
SALES & LETTINGS



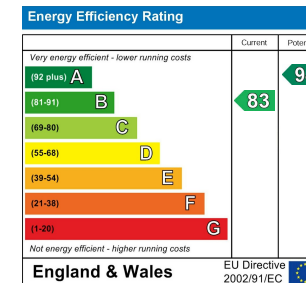
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.