

**Tinsley  
Garner**

independent property expertise



259, Sandon Road, Meir, Stoke-On-Trent, ST3 7BL



**Asking Price £360,000**

A traditional detached house in large established gardens in a popular location on the edge of Meir, The house has been extensively updated and improved by the current owners to a create a comfortable family home which is set in the most delightful mature plot enjoying far reaching views to the rear. Offering good size accommodation which is immaculately presented throughout Featuring; two reception rooms, stylish contemporary kitchen, separate utility and a large sunny conservatory, complemented upstairs by three bedrooms and a modern bathroom. One of the highlights of this home is its large private gardens, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air whilst enjoying views across the rooftops towards the Staffs Moorlands in the distance. In addition, the current owners have plans to extend the property out over the garage to create an additional en-suite bedroom should you so desire.



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<https://www.tgprop.co.uk>



#### Entrance Hall

Reception area with upvc part glazed front door. Wooden floor.

#### Dining Room

The dining room has a window to the front of the house and oak glazed double doors opening through to the kitchen. Oak floor. Radiator. Turned staircase to the first floor landing.

#### Kitchen

A stylish modern kitchen featuring an extensive range of wall & base cupboards with white high gloss cabinet doors and contrasting black granite work surfaces with ceramic inset sink unit and chrome mixer tap. Integrated NEFF appliances comprising; stainless steel gas hob with matching extractor hood, eye level double ovens with slide-in doors and free standing American style refrigerator / freezer. Inset low energy lighting. Ceramic tiled floor. Rear facing window enjoying lovely open views, doors through to the conservatory & lounge and internal door to the garage.

#### Lounge

A comfortable triple aspect sitting room with windows to the front and side and French doors to the rear opening to the conservatory. Chimney breast with period fireplace and open fire (chimney swept annually). Radiator.

#### Conservatory

A super addition to the living space, this large conservatory is built on a brick base with upvc double glazed windows, clear glass heat insulated roof lights and French doors opening to the gardens. Ceramic tiled floor. Radiator.

#### Utility Room

Fitted larder unit and work surfaces, plumbing for washing machine and space for dryer. Ceramic tiled floor. Rear facing window.

#### Cloakroom

Suite comprising; WC and vanity basin. Ceramic tile floor and wall tiling to full height.

#### Landing

Rear facing window. Radiator.

#### Bedroom 1

Double bedroom with window to the front of the house. Radiator.

#### Bedroom 2

Double bedroom with window to the rear of the house. Radiator.

#### Bedroom 3

Single bedroom with window to the rear of the house. Radiator.

#### Bathroom

Fitted with a modern white suite comprising; 'P-shape' bath with glass shower screen and thermostatic shower, vanity basin &

WC. Protected wooden flooring and wall tiling to full height. Radiator. Rear facing window.

#### Outside

The house has good frontage with a large garden screened from the road by a tall hedge. Long driveway off Sandon Road with parking for 3/4 cars and attached large garage with fitted storage units, remotely operated door. Light and lower.

#### Gardens

The house occupies a lovely position, elevated at the rear with far reaching views across the rooftops towards the Staffordshire Moorlands in the distance. Large mature gardens front and rear, mainly lawn with extensive well stocked borders formed by a variety of shrubs and trees. Paved patio area to the rear on 2 levels and secluded courtyard to the side of the house.

#### General Information

Services; Mains gas, water, electricity & drainage. Gas central heating. Worcester Bosch combi boiler installed in 2014. Serviced annually

Tenure; freehold

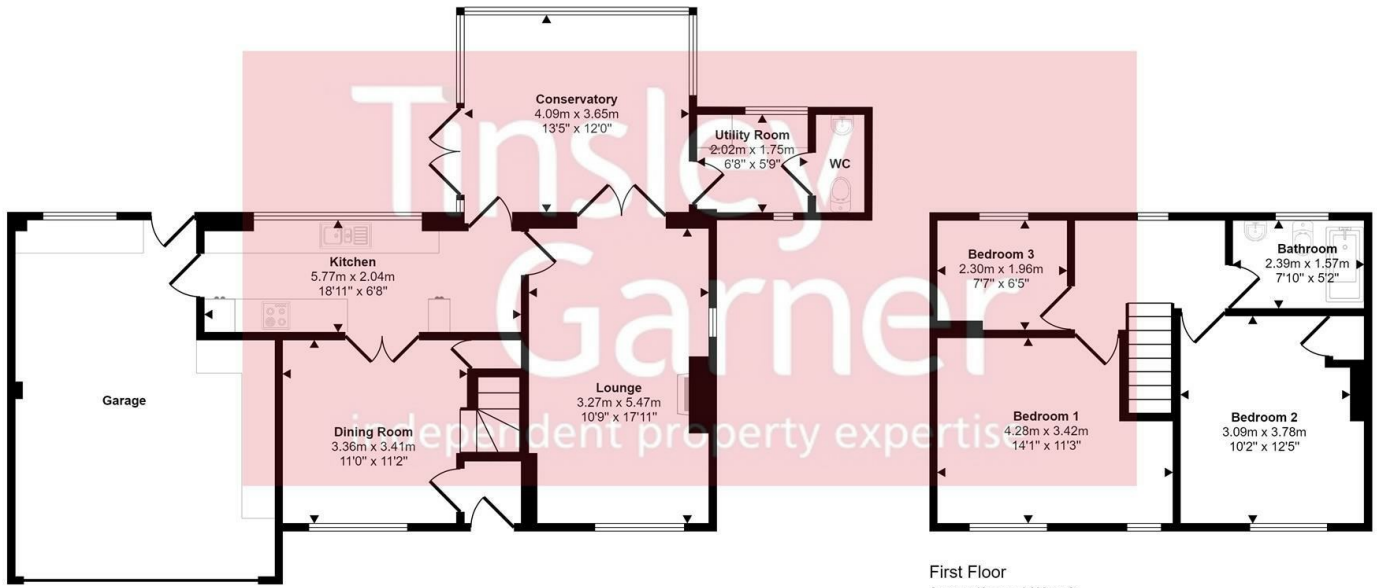
Council Tax Band D - Stoke-on-Trent

Viewing by appointment

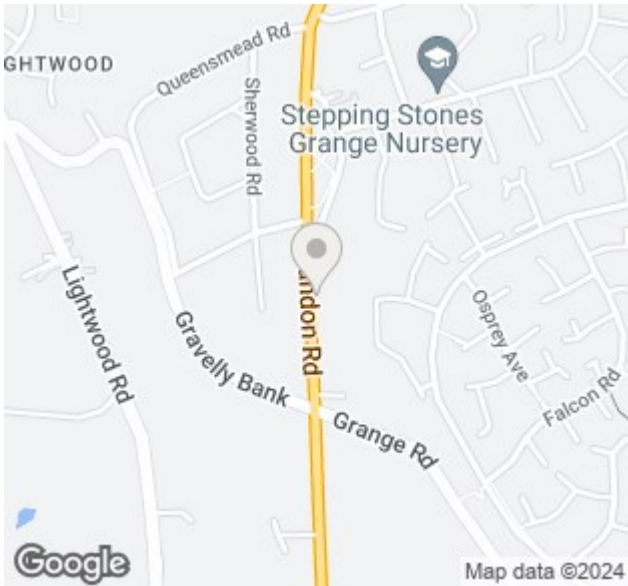
For sale by private treaty, subject to contract. Vacant possession on completion.



Approx Gross Internal Area  
139 sq m / 1492 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	