



Wignall Road
Sandyford, ST6 5LE

- AN END TERRACE HOUSE
- THREE BEDROOMS & LOFT ROOM
- DRIVEWAY & STUNNING REAR GARDEN
- 2 LIVING ROOMS & CONSERVATORY
- IMMACULATELY PRESENTED
- LARGE GARDEN BUILDING
- UPVC D/G & GAS C/HEATING
- KITCHEN & UNIQUE SHOWER ROOM

£144,500





Property Description

INTRO

Have that WOW factor, from the moment you step inside! At incredible value for money, this **THREE BEDROOM** end terraced home isn't an opportunity you are going to want to miss! Boasting a gorgeous presentation throughout, this property comprises an entrance hall, lounge, separate dining/ family room, kitchen, spacious conservatory, and to the first floor are the bedrooms and useful loft room, with the modernised shower room. Tarmac driveway to the front, and to the rear is a beautifully kept rear garden, having enclosed paved seating area, leading to a spacious laid to lawn garden with good sized garden room. UPVC double glazing and gas central heating from a combi boiler. Ideal location to nearby amenities and road links across the city. You'll have to be quick to contact us for your viewing, we know this will be hugely popular and will be snapped up by the discerning buyer!



DIRECTIONS

Please use postcode ST6 5LE for Sat Nav/ Google Maps. The property can be found as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

Front composite entrance door. Radiator. Staircase to the first floor.

LOUNGE

12' 9" x 11' 11" (3.89m x 3.63m)

A stylish living room with multi fuel gas fire. Window to the front, radiator. Useful understairs storage cupboard, also housing Biasi gas combi boiler. Double opening doors to:



DINING/ FAMILY ROOM

10' 8" x 7' 4" (3.25m x 2.24m)

A 2nd reception room or dining area. Radiator. Doors to the conservatory and:

KITCHEN

11' 3" x 7' 1" (3.43m x 2.16m)

A well presented fitted kitchen with base and wall mounted cupboards, and worksurfaces over. Splash back tiling. Single drainer sink unit. Electric oven/grill with four ring gas hob and fitted extractor hood over. Space and plumbing for both washing machine and dishwasher. Space for a tall standing fridge freezer. Vinyl tile flooring. Cupboard concealing electric consumer unit and meter. Window and UPVC door to:



CONSERVATORY

13' 6" x 13' 2" (4.11m x 4.01m)

A UPVC and dwarf wall conservatory, with windows to three sides offering plenty of natural light. Perspex roof. Radiator. Laminate flooring. French doors to the rear garden



FIRST FLOOR LANDING

Window to the side aspect.

BEDROOM ONE

10' 10" x 8' 7" (3.3m x 2.62m)

Window to the front, radiator. Wall mounted TV point.

BEDROOM TWO

12' 8" x 8' 7" (3.86m x 2.62m)

Window to the rear, radiator. Ladder access to loft area.



LOFT ROOM

9' 6" x 8' 9" (2.9m x 2.67m)

With velux window. Radiator. Storage cupboards to the eaves.

BEDROOM THREE

8' 6" x 6' 3" (2.59m x 1.91 m)

Window to the rear, radiator.

SHOWER ROOM

7' 7" x 6' 0" (2.31m x 1.83m)

A beautifully modernised shower room having enclosed shower cubicle with Triton electric shower with two heads, shower screen and bamboo style wall panels. Low level W.C and wash hand basin with draws below. Tall radiator. Wall panelling. Spotlights to the ceiling. Frosted window to the side. Vanity mirror unit.



EXTERNALLY

FRONT DRIVEWAY

A tarmac driveway provides parking space. Enclosed with brick wall to one side, and newly fitted fencing and gate to the other.

REAR GARDEN

A stunning rear garden with paved patio seating area, and steps up to a laid to lawn garden with shrub borders. Enclosed with fencing. External power point.



GARDEN BUILDING

16' 11" x 9' 5" (5.16m x 2.87m)

Of timber construction, this versatile room can be used for storage, a gym, workshop or potential to be a home office. Power and lighting. Also having drains/a water connection.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

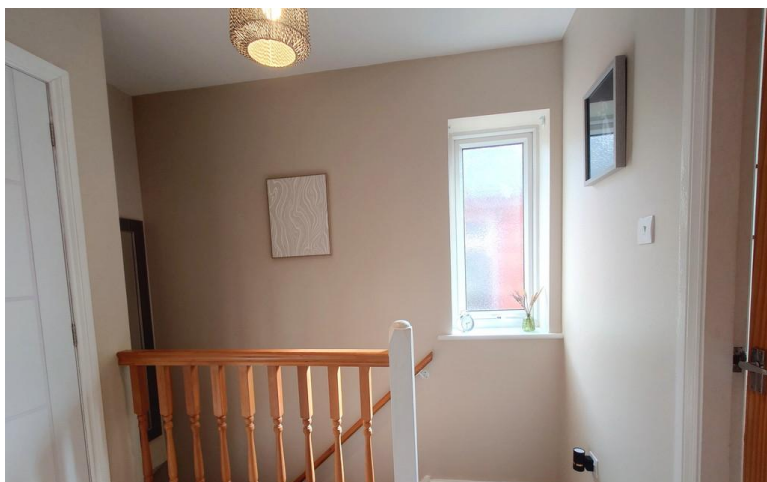
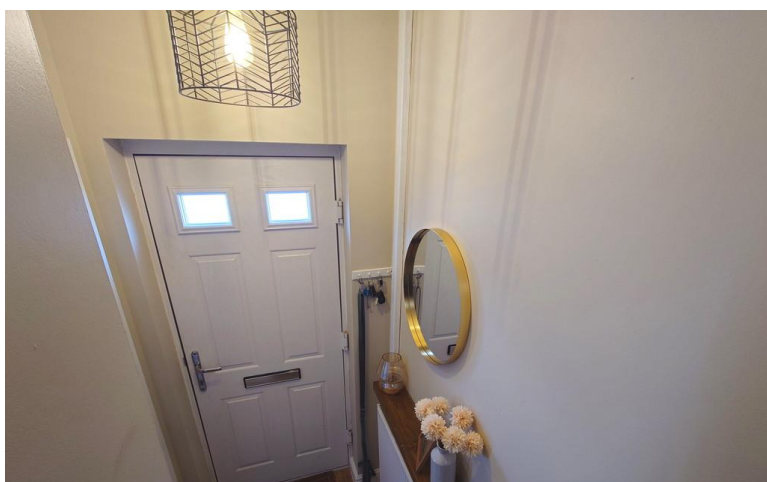
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

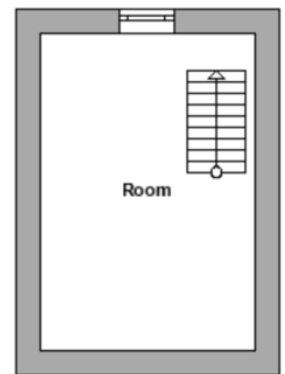
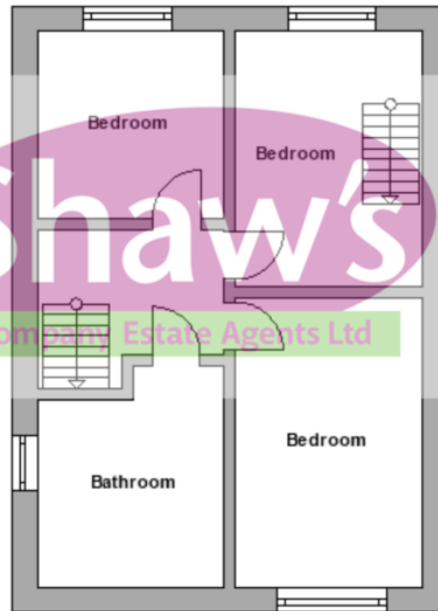
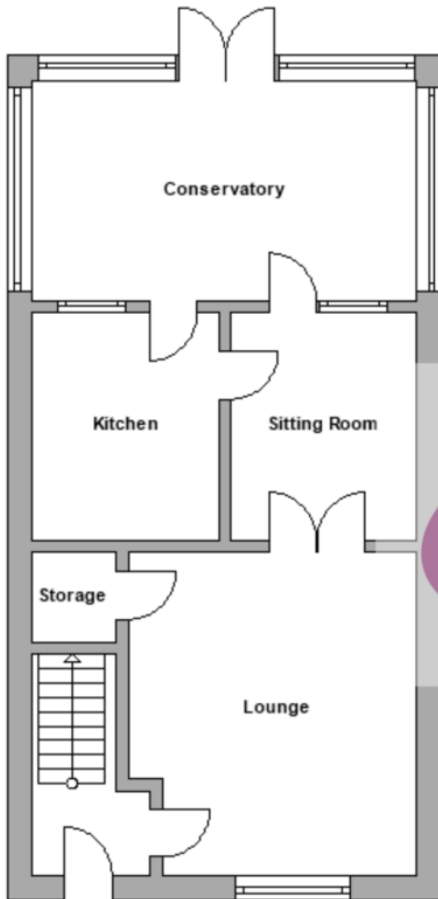
EPC RATING (PDF available online)

Current: 63D Potential: 76C









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements