



## 69 Sandiacre Avenue

Sandyford, ST6 5DJ

**Offers in excess of £220,000**



Carters are proud to present to the market this beautifully appointed and impeccably maintained mid-terrace townhouse, enjoying an enviable outlook over green space on a highly sought-after modern development in Stoke-on-Trent.

This exceptional home has been thoughtfully enhanced by the current owners to create a stylish and elegant living environment. Notable improvements include solid oak internal doors to the ground floor, quality wood flooring, and a meticulously landscaped rear garden, all finished to a superb standard.

The accommodation begins with a striking living room, offering a warm and inviting atmosphere with its contemporary electric feature fire, engineered oak flooring, and discreet under-stairs storage. To the rear, the property boasts a stunning, modern fitted kitchen with dedicated dining space, perfectly suited for both everyday living and entertaining. This space is further enhanced by bespoke feature wall panelling, premium fixtures and fittings, and a separate utility room. A refined ground floor WC completes the layout.

The first floor hosts three beautifully presented bedrooms, including an elegant principal suite with its own en-suite shower room, alongside a luxurious family bathroom finished with a modern suite and tasteful detailing.

Externally, the rear garden has been designed with ease and style in mind, featuring a generous decking area, artificial lawn, and a high-quality composite shed—ideal for relaxed outdoor living. The property also benefits from two private, allocated parking spaces.

This outstanding home would appeal to discerning buyers seeking a turnkey property in a desirable location. Early viewing is strongly advised to fully appreciate the quality, space, and lifestyle this home has to offer.



# 69 Sandiacre Avenue

Sandyford, ST6 5DJ

Offers in excess of £220,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation. Access to the stairs. Radiator. Laminate flooring.

## Living Room

14'3" x 12' (4.34m x 3.66m)

UPVC double glazed window to the front elevation. Electric fire with a wooden surround. Under stairs storage cupboard. Engineered Oak flooring. Two radiators. TV point.

## Kitchen / Dining Room

15'4" x 12'11" (4.67m x 3.94m)

UPVC double glazed french doors to the rear elevation. Modern fitted kitchen with a range of wall, base and drawer units. Laminate wood effect work surfaces. Resin sink with a hose tap. Built in electric oven. Built in four ring induction hob. Built in extractor hood. Space and plumbing for a dishwasher. Space for a fridge freezer. Partially tiled walls. Feature wall paneling. Separate utility area with solid wood work surfaces; space and plumbing for a washing machine, space for a tumble dryer. Recessed ceiling down lighters. Tiled flooring.

## W.C

Recessed w.c. Wall mounted wash hand basin with a tiled splash back. Extractor fan. Radiator. Tiled flooring.

## Stairs and Landing

Access to the loft which is partially boarded.

## Bedroom One

11'5" x 9'9" (3.48m x 2.97m)

UPVC double glazed window to the rear elevation. Feature wall paneling. Ceiling fan light. Radiator.

## En Suite

UPVC double glazed window to the rear elevation. Shower enclosure with a wall mounted shower. Pedestal wash hand basin. Recessed w.c. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

## Bedroom Two

11'7" x 8'10" (3.53m x 2.69m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Three

6'6" x 6'9" (1.98m x 2.06m)

UPVC double glazed window to the front elevation. Radiator.

## Family Bathroom

Three piece luxurious bathroom suite comprising of; panel bath with a handheld shower attachment, pedestal wash hand basin and a recessed w.c. Shaver socket. Partially tiled walls. Radiator. Vinyl flooring.

## Garden

The rear garden is both attractive and low maintenance, comprising a timber decking area, artificial grass, and a well-chosen selection of plants and shrubs. Additional features include a composite shed, an outside tap, and a gate providing direct access to the two private parking spaces.

## Additional Information

Freehold. Council Tax Band C.

Service Charge For Communal Areas Approx £230 Per Annum.

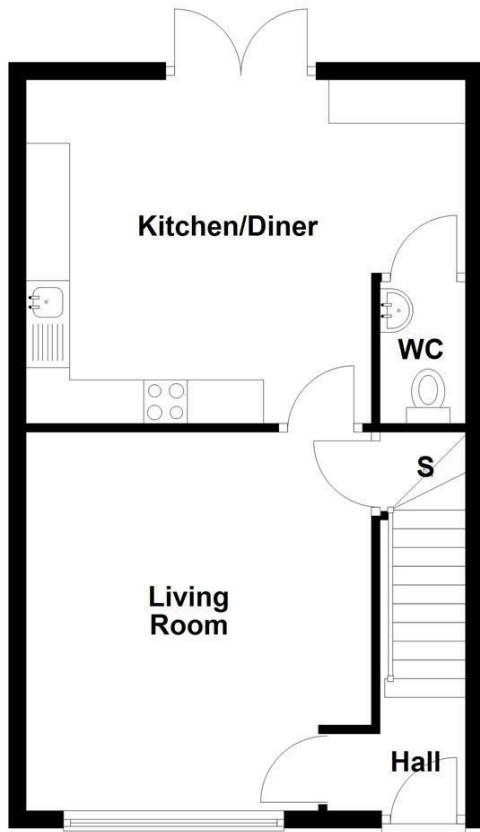
Total Floor Area: 850 Square Foot / 79 Square Meters.

## Disclaimer

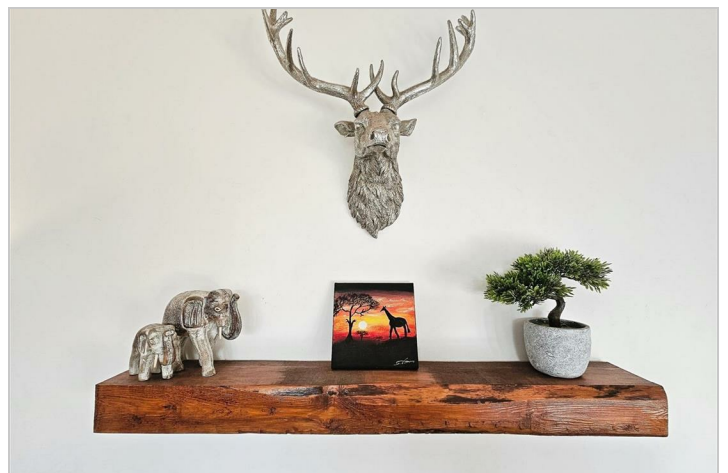
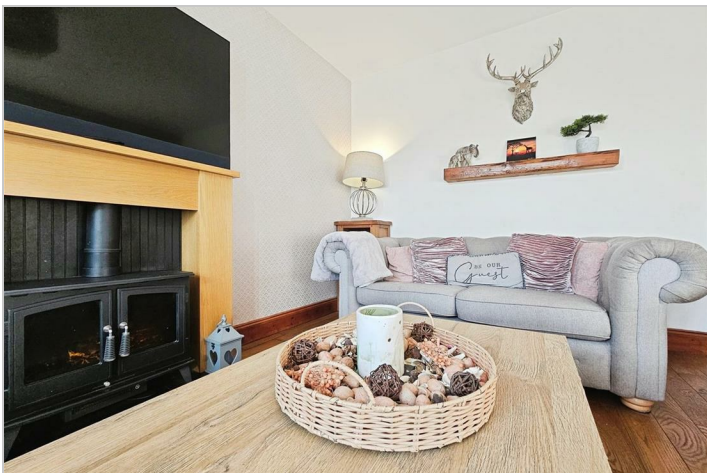
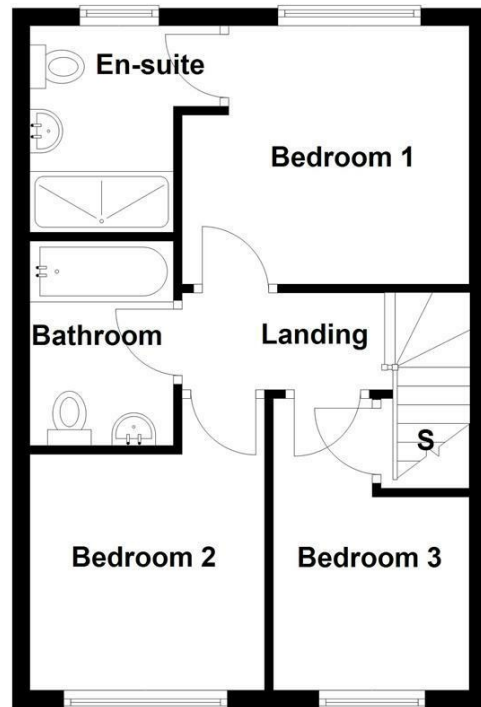
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor



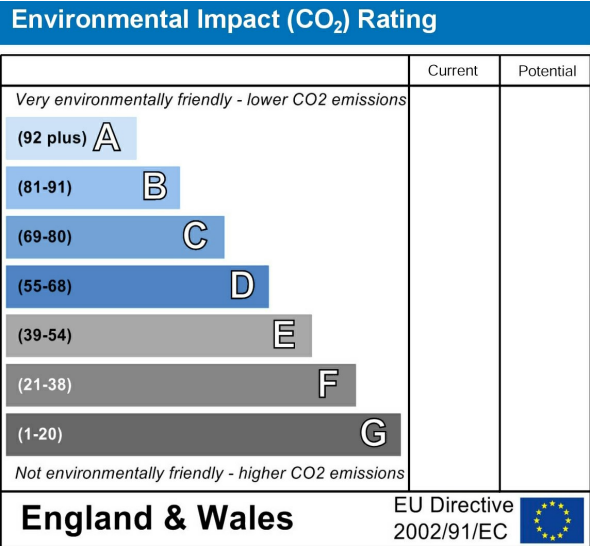
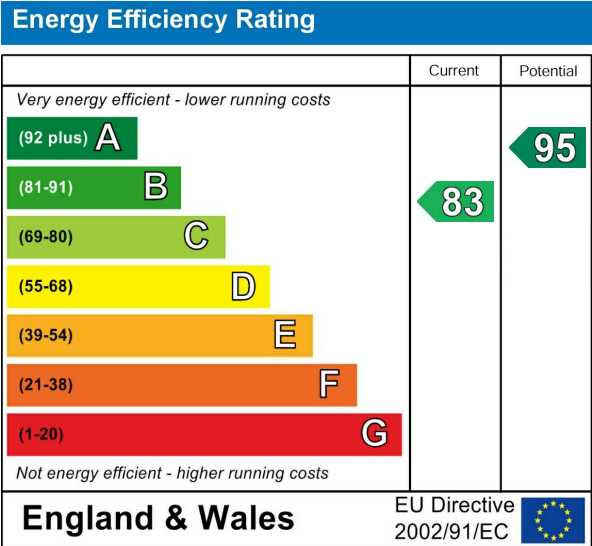
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.