



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.

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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.

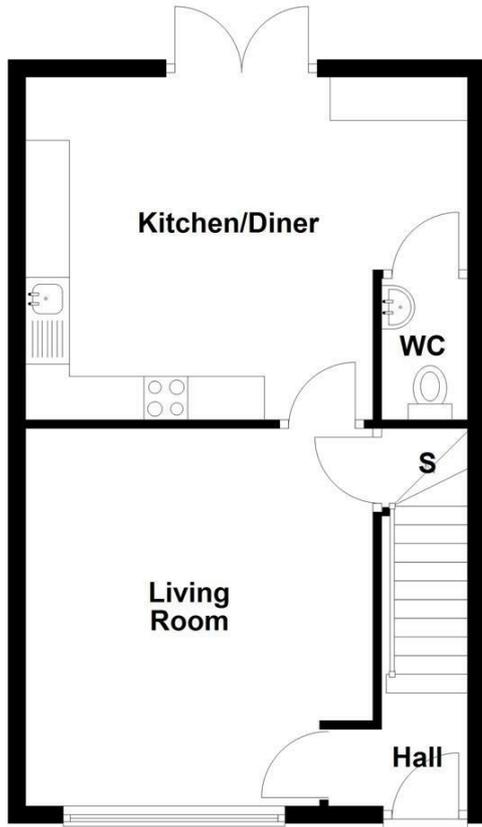
Service Charge For Communal Areas Approx £230 Per Annum.

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

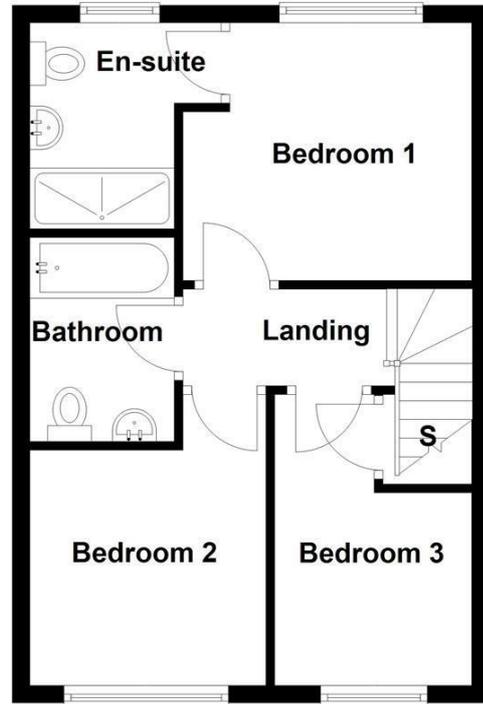
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Ground Floor



First Floor



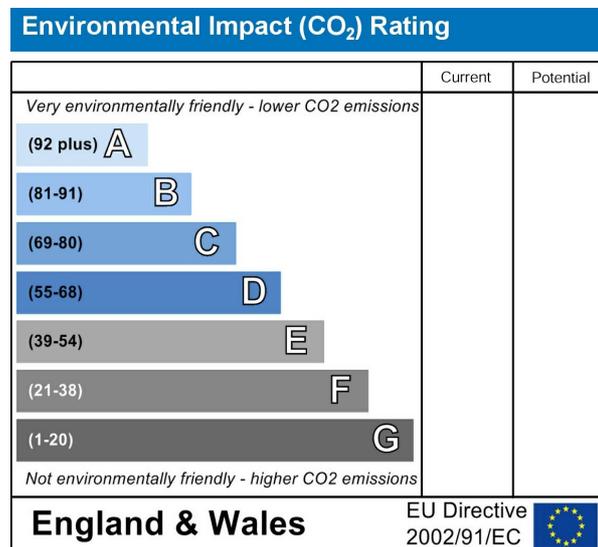
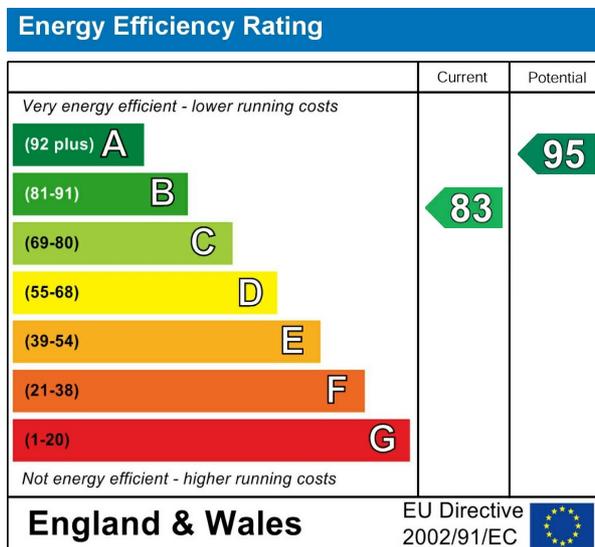
Road Map



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.

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