



3

Bedrooms



2

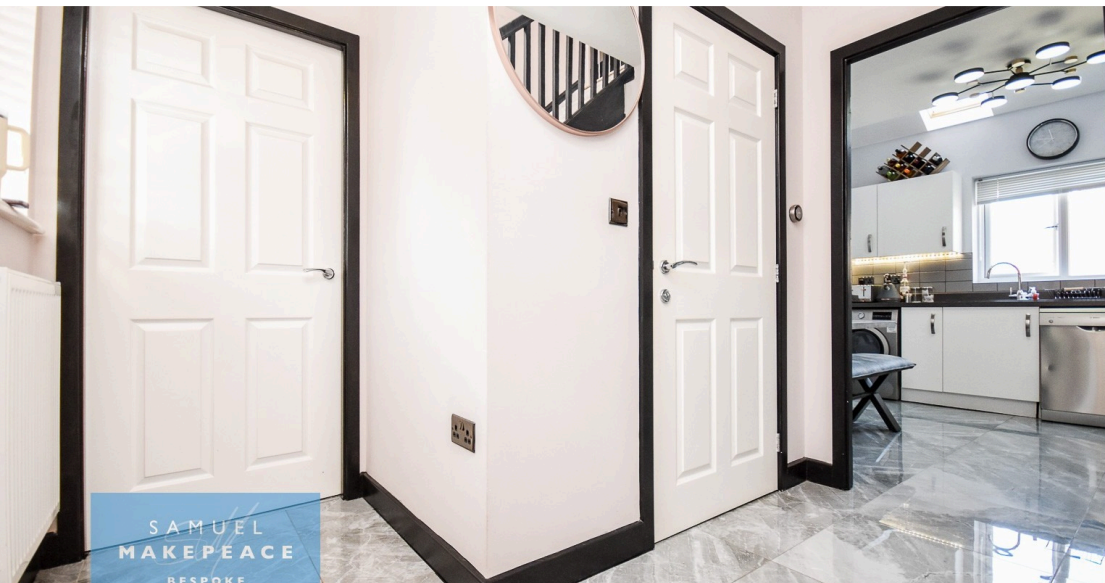
Bathrooms



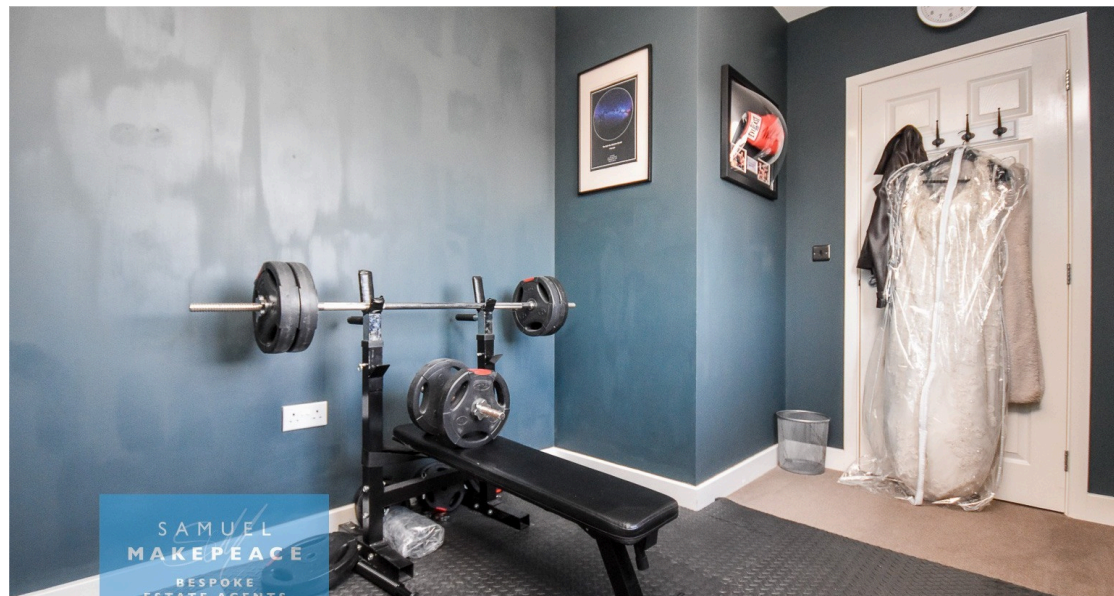
1

Reception

SAMUEL
MAKEPEACE
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ESTATE AGENTS



- BEAUTIFULLY PRESENTED THREE-BEDROOM HOME FOR SALE
- STYLISH ENTRANCE HALL WITH TILED FLOORING
- ATTRACTIVE LIVING ROOM WITH FEATURE FIRE
- BRIGHT FRENCH DOORS OPENING ONTO THE PATIO
- LIGHT-FILLED KITCHEN WITH TWO VELUX WINDOWS
- CONVENIENT DOWNSTAIRS WC
- RELAXING MASTER BEDROOM WITH PRIVATE EN-SUITE
- TWO FURTHER BRIGHT AND FLEXIBLE BEDROOMS
- MODERN BATHROOM WITH BATH AND SEPARATE SHOWER
- ATTRACTIVE LAWNED GARDEN WITH PATIO AREA



Start spreading the news – this beautifully presented three-bedroom semi-detached home on the highly sought-after Sandiacre Avenue is ready to impress. Boasting stylish, modern interiors, well-proportioned living spaces and a fantastic family-friendly layout, this wonderful home is perfect for first-time buyers, growing families or anyone looking to move straight into a property that has been lovingly maintained. Situated in a desirable location close to local amenities, schools and commuter links, it offers the ideal combination of comfort, convenience and contemporary living.

Step inside through the welcoming entrance hall, where sleek tiled flooring and useful under-stairs storage create a practical yet stylish first impression. Just off the hall, the inviting living room is a warm and comfortable space to unwind, featuring elegant French patio doors that open onto the rear garden and an attractive electric fireplace, creating the perfect focal point for cosy evenings in.

The well-equipped kitchen offers a range of fitted wall and base units, ample worktop space and designated spaces for appliances, making it ideal for everyday family life. The continuation of the stylish tiled flooring enhances the contemporary feel, while two Velux windows flood the room with natural light. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, the generously sized master bedroom provides a peaceful retreat and benefits from its own modern en-suite shower room, complete with a shower, wash basin and WC. Two further versatile bedrooms offer excellent flexibility, whether you're accommodating children, welcoming guests or creating a dedicated home office. Completing the first floor is the spacious family bathroom, fitted with both a separate bath and shower, offering practicality for busy households.

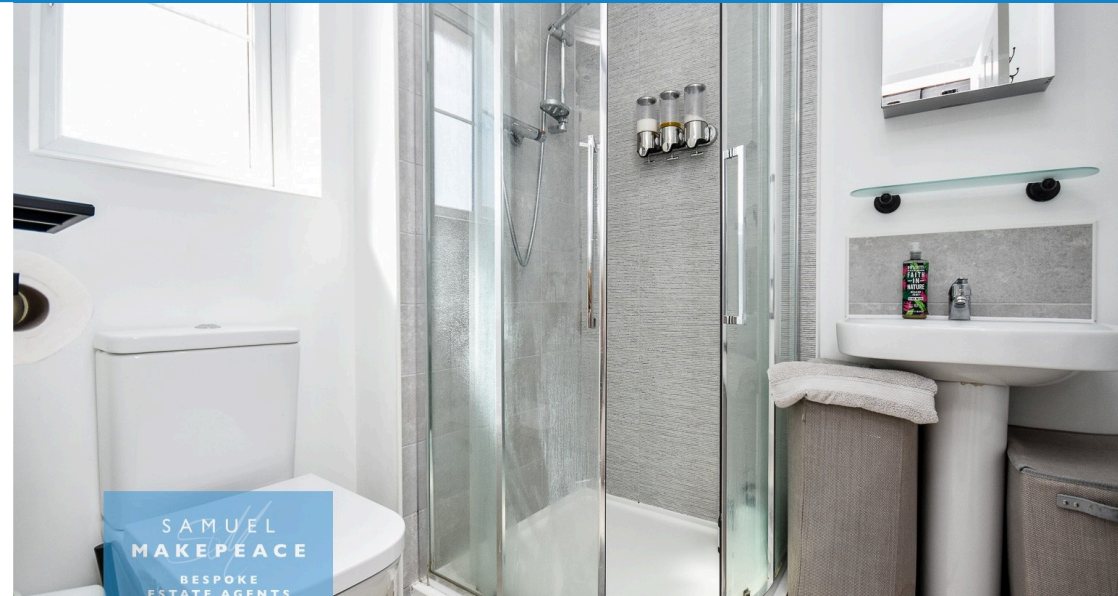
Outside, the rear garden has been designed to be enjoyed throughout the seasons, featuring a paved patio that's perfect for al fresco dining, summer barbecues or simply relaxing outdoors. Steps lead down to a well-maintained lawn, providing plenty of space for children to play or keen gardeners to enjoy. To the front, the property benefits from allocated parking spaces for two vehicles, alongside an attractive decorative pebbled area and steps leading to the front entrance, creating excellent kerb appeal.

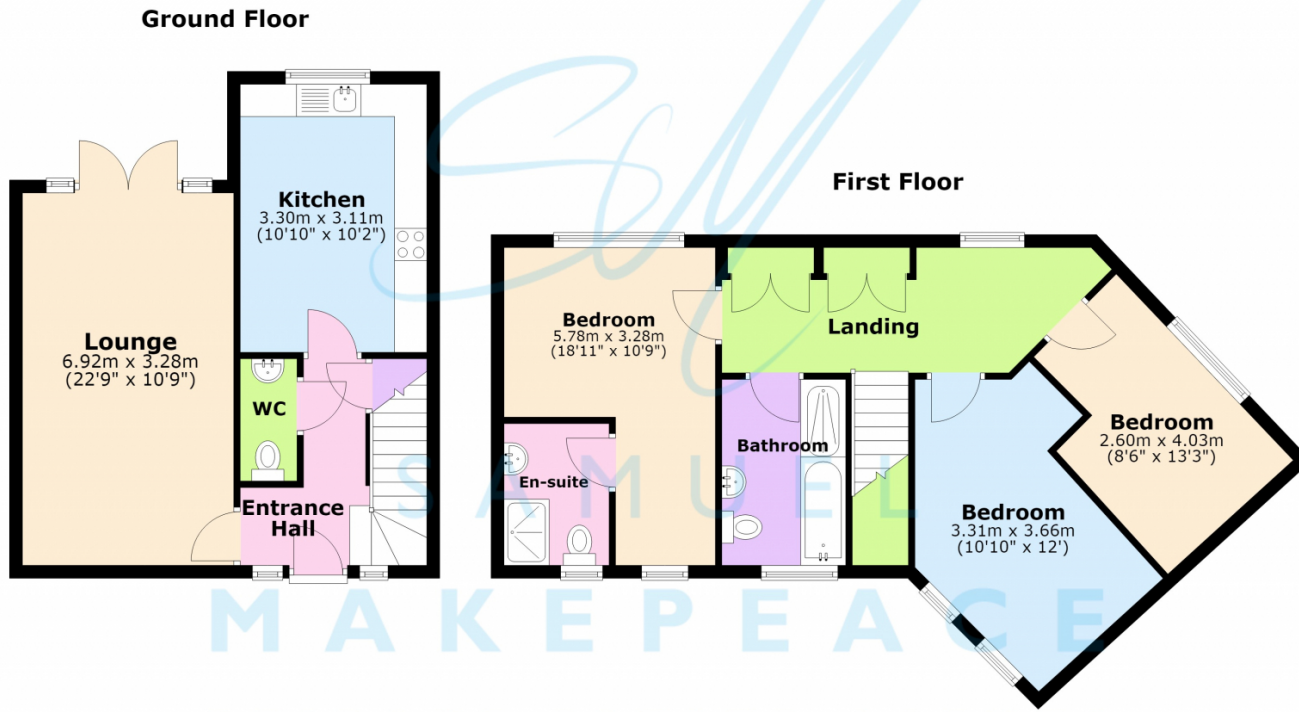
So don't let this opportunity slip through your fingers – take the avenue home and discover everything Sandiacre Avenue has to offer!

Contact Samuel Makepeace Bespoke Estate Agents Today!

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Total area: approx. 101.7 sq. metres (1094.2 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Sandiacre Avenue, Tunstall, Stoke On Trent

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