



## 67 Sandiacre Avenue Brindley Village, Stoke-On-Trent, ST6 5BX

It's time to pack your bags as you 'could be movin' on up and movin' on out, into this spacious and move-in ready, semi detached property. Nestled away with open greenery views to the front this immaculate property is on the market for a new owner. The accommodation comprises a large dual aspect lounge with bay window, modern fitted kitchen/diner, utility space and cloakroom complete the ground floor. To the first floor you will find three good sized bedrooms, family bathroom and en-suite to the master bedroom. Externally, the property benefits from allocated off road parking and a fully enclosed low maintenance rear garden with a paved patio and artificial lawn. Located on the popular Brindley Village estate, close to local amenities, schooling and commuter links to the A500. So what are you waiting for?! it's time to break free and get movin', call today to arrange your viewing!

**£215,000**

# 67 Sandiacre Avenue

Brindley Village, Stoke-On-Trent, ST6 5BX



- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- UTILITY SPACE & CLOAKROOM
- FAMILY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE WITH DUAL ASPECT
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- EN-SUITE TO THE MASTER
- ALLOCATED PARKING

## GROUND FLOOR

### Entrance Hall

The property has an entrance door to the front aspect. Stairs lead to the first floor. Radiator.

### Lounge

14'1" x 13'10" (4.31 x 4.23)

A double glazed bay window overlooks the front aspect, coupled with a double glazed bay window to the side. Under stairs storage cupboard. Television point and two radiators.

### Kitchen/Diner

12'8" x 11'10" (3.88 x 3.62)

Double glazed patio doors lead out onto the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and integrated electric oven with hob over and cookerhood above. Integrated dishwasher and space for a fridge/freezer. Radiator. Space for table and chairs.

### Utility Space

5'10" x 3'1" (1.80 x 0.94)

Fitted with a base unit and work surface area. Space and plumbing for a washing machine. Wall mounted central heating boiler.

### Cloakroom

5'8" x 3'1" (1.74 x 0.96)

Fitted with a low level W.C and wash hand basin with tiled splashback. Extractor fan and radiator.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

9'6" x 9'6" (2.91 x 2.91)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Television point and radiator.

### En-Suite

8'9" x 6'0" (2.67 x 1.83)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising a double shower unit, low level W.C and wash hand basin. Extractor fan and ladder style towel radiator.

### Bedroom Two

11'6" x 8'8" (3.53 x 2.65)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

11'8" x 6'4" (3.56 x 1.94)

A double glazed window overlooks the front aspect. Large storage cupboard. Radiator.

### Bathroom

7'1" x 5'5" (2.17 x 1.66)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with mixer shower tap, low level W.C and wash hand basin. Partly tiled walls, extractor fan, shaver point and ladder style towel radiator.

## EXTERIOR

To the front the property has a paved pathway across the front leading down the side of the property, with a small hedge border. The rear garden is fully enclosed by panelled fencing with an access gate to the rear and side. The rear garden is low maintenance with a paved patio seating area with artificial lawn and flower bed borders.

### Parking

To the rear of the property there are two allocated parking spaces.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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