



**Gordon Road**  
**Sandyford, ST6 5PR**

- A TWO BEDROOM TOWN HOUSE
- HALL, LOUNGE, KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- FIRST FLOOR SHOWER ROOM
- BLOCK PAVED DRIVEWAY TO THE FRONT
- LANDSCAPED REAR GARDEN
- UPVC D/G & GCH
- EASY ACCESS TO THE A500/A34

**£134,750**





## Property Description

### INTRO

Shaw's & Co are pleased to offer an ideal first time buy, a spacious town house, comprising hall, lounge, kitchen/dining room, cloaks/w.c, a UPVC rear porch, two double bedrooms, a spacious first floor shower room. Externally a block paved driveway frontage. A landscaped rear garden area laid to lawn with a patio area. UPVC double glazing & gas central heating. The property is located within a convenient location with all amenities close by with road & rail links etc. Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 5PR. Turn off Holywall Lane in to Gordon Road, the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a composite door. Staircase to the first floor, radiator.





#### LOUNGE

13' 1" x 12' (3.99m x 3.66m)

Window to the front elevation. Feature fireplace with gas fire, radiator. Door to:

#### KITCHEN/DINER

12' 10" x 9' 4" (3.91m x 2.84m)

Two window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Splash back tiling, radiator. Walk in pantry.

#### CLOAKROOM

Low level W.C, radiator.



#### REAR PORCH

7' 5" x 6' 7" (2.26m x 2.01m)

UPVC rear access door.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

16' 8" x 10' 3" (5.08m x 3.12m)

Two window to the front elevation, radiator.

#### BEDROOM TWO

11' 2" x 10' (3.4m x 3.05m)

Window to the rear elevation, radiator.



#### SHOWER ROOM

9' 10" x 7' 9" (3m x 2.36m)

Window to the rear elevation. Suite comprising: enclosed shower cubicle with electric Mira shower, low level W.C., wash hand basin. Cupboard housing the Glow Worm Ultra 30c gas central heating boiler. Radiator.

#### EXTERNALLY

#### FRONTAGE

A block paved drive provides off road parking.



#### REAR

A landscaped garden laid to lawn with shrub borders.

#### 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](mailto: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: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
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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 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