



# ESTATE AGENTS

*... the key to a successful move*



**Sandon Road, Stoke-on-Trent, Staffordshire, ST11 9RB**

**Offers in the  
region of  
£295,000**

Nestled on the charming Sandon Road in Cresswell, Stoke-on-Trent, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise both space and functionality, catering to modern living needs.

Surrounded by the picturesque scenery of Stoke-on-Trent, this home is not only a sanctuary but also a gateway to the vibrant community and local amenities. Whether you are looking to settle down or invest in a property with great potential, this residence on Sandon Road is a wonderful opportunity that should not be missed.

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# Sandon Road, Stoke-on-Trent,

## ACCOMMODATION

### DESCRIPTION

Situated within a desirable residential area of Creswell, this superb three-bedroom detached property offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families, professional couples, or those seeking semi-rural accommodation.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway which provides access to the principal ground floor accommodation. The generous lounge offers a comfortable and stylish living space, perfect for both relaxing evenings and entertaining guests. Flowing from the lounge is the conservatory, a wonderful additional reception area enjoying views over the rear garden and providing an abundance of natural light throughout the day.

The fitted kitchen is well-appointed with a range of wall and base units, ample work surface space, and room for appliances, creating a practical and functional hub of the home. A convenient downstairs WC adds further practicality for modern family living.

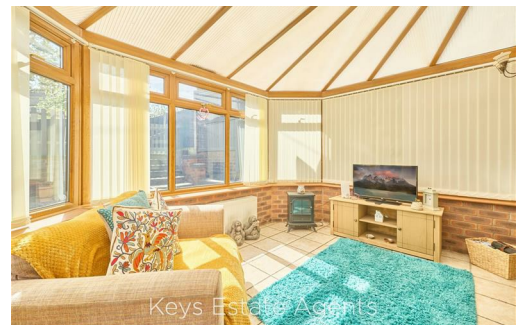
One of the standout features of the property is the garage conversion, currently utilised as a snug. This highly versatile room could easily serve as a home office, playroom, second sitting room, or hobby space depending on individual requirements.

To the first floor, the landing gives access to three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, providing a private and comfortable retreat. Two further bedrooms are served by a modern family bathroom fitted with a contemporary suite.

Externally, the property continues to impress with off-road parking to the front and an enclosed rear garden offering a safe and private outdoor space ideal for children, pets, and summer entertaining.

Conveniently located close to a range of local amenities, schools, and transport links, the property also offers excellent access to nearby countryside walks and commuter routes.

Early viewing is strongly advised to fully appreciate the size, flexibility, and quality of accommodation on offer within this exceptional family home.

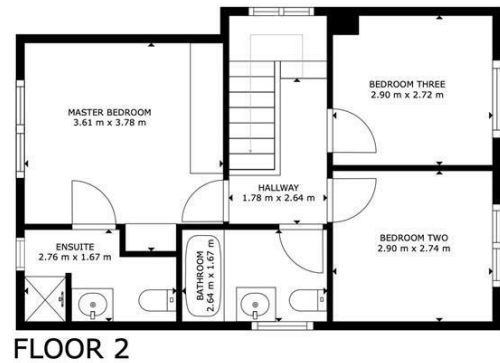
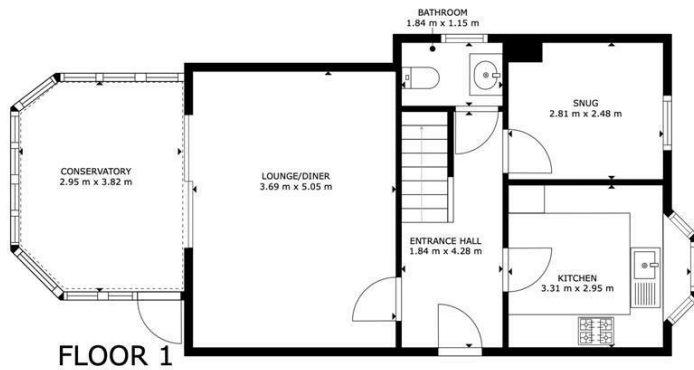


Sandon Road, Stoke-on-Trent,



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 84        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



GROSS INTERNAL AREA  
FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 45 m<sup>2</sup>  
TOTAL: 102 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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