



Shelford Road
Sandyford, ST6 5LA

- AN EXTENDED SEMI DETACHED HOUSE
- GORGEOUS & PRIVATE REAR GARDEN
- TWO DOUBLE BEDROOMS
- HALL, LOUNGE, DINING ROOM
- BREAKFAST KITCHEN
- BEAUTIFULLY PRESENTED
- G/FLOOR WC & 1st FLOOR BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£139,950





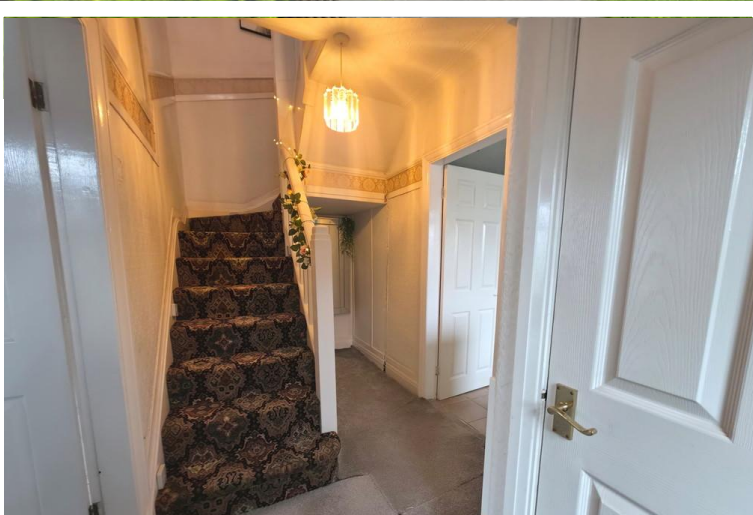
Property Description

INTRO

An extended, and deceptively spacious semi detached house, set in the highly convenient location of Sandyford! This beautifully presented property has to be viewed to be fully appreciated, and comprises of; hallway, bay window lounge to the front, breakfast kitchen/ diner, dining room and ground floor cloaks/w.c. Two double bedrooms and a first floor bathroom. Externally a paved frontage for parking, and benefitting from a stunning laid to lawn and landscaped rear garden. UPVC double glazing & gas central heating are installed, with the boiler fitted in 2022. The property is located within easy access to daily facilities and excellent road links to the A500. Viewing is absolutely essential without further delay!

DIRECTIONS

Please use postcode ST6 5LA. From High Street, Sandyford, turn into Shelford Road, where the property can be found on the right hand side (No For Sale sign)





ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Staircase to the first floor, with useful open downstairs store area. Door to storage cupboard, also housing gas combi boiler, fitted in 2022. Radiator.

LOUNGE

13' 10" x 12' 9" (4.22m x 3.89m)

A walk in bay window to the front with upper leaded glazed panels, radiator. Fitted gas fire with surround. Covings to the ceiling, window to the side with leaded coloured glass. Wall lights.



BREAKFAST KITCHEN

13' 10" x 9' 10" (4.22m x 3m)

A beautifully presented kitchen with defined space for a dining table. Comprising an excellent range of fitted base and wall units, worksurfaces with splash back tiling, and double oven with four ring gas hob, and fitted extractor hood over. Single drainer sink, window to the side, double radiator. Tiled floor, recessed spot lights to the ceiling. Space for a tall standing fridge freezer, and space/plumbing for a dishwasher.

DINING ROOM

9' 11" x 8' 2" (3.02m x 2.49m)

Window to the rear, radiator. This room also could be used as a ground floor bedroom/ office.



REAR HALL

UPVC part glazed external side access door.

GROUND FLOOR W.C

6' 10" x 4' 10" (2.08m x 1.47m)

Comprising a low level W.C, wash hand basin, radiator, and space/ plumbing for a washing machine. Window to the side. Laminate flooring. Vanity cupboard.



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

12' 8" x 11' 2" (3.86m x 3.4m)

Window to the front, radiator. Wardrobes to the recess area.

BEDROOM TWO

13' 10" x 9' 10" (4.22m x 3m)

Two windows to the rear, radiator.



BATHROOM

5' 11" x 5' 8" (1.8m x 1.73 m)

A white fitted suite with a panelled bath and overbath shower. Low level W.C and wash hand basin. Part tiled walls, window to the side, radiator.

EXTERNALLY

FRONT

A paved frontage provides parking space for one vehicle, with wrought iron gate. A pathway leads alongside the house. Cold water tap.



REAR GARDEN

An attractive and good sized landscaped rear garden being laid to lawn, and with a paved patio area. Enclosed with fencing, and offering a great degree of privacy.

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

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.

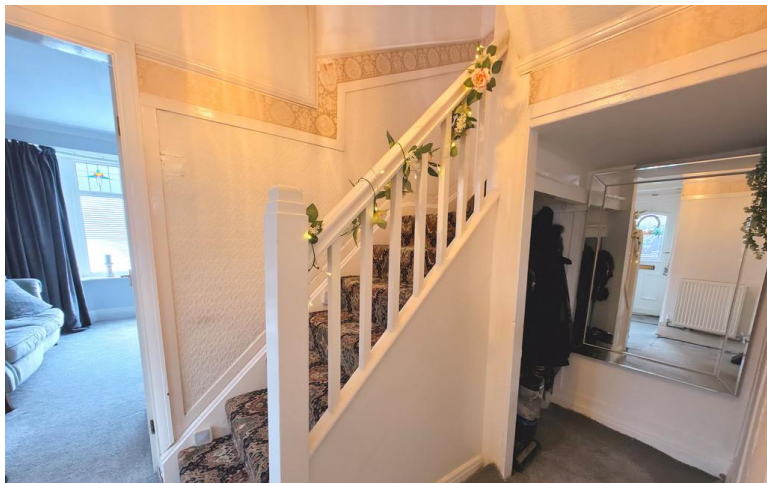
MORTGAGES

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 B

EPC RATING (PDF available online)
Current: 45E Potential: 77C





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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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