



3

Bedrooms



2

Bathrooms

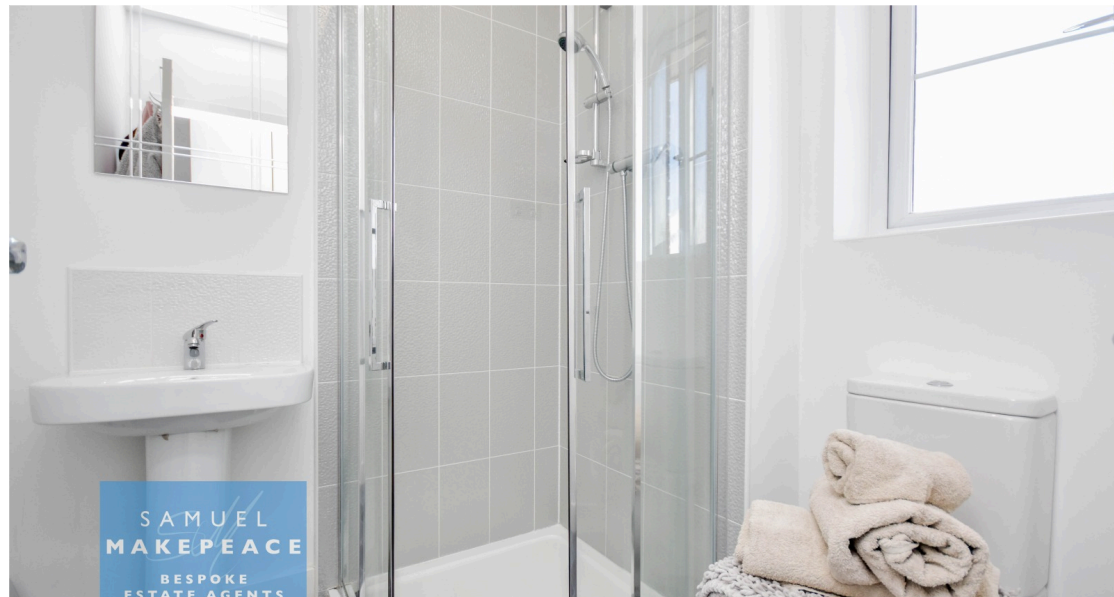
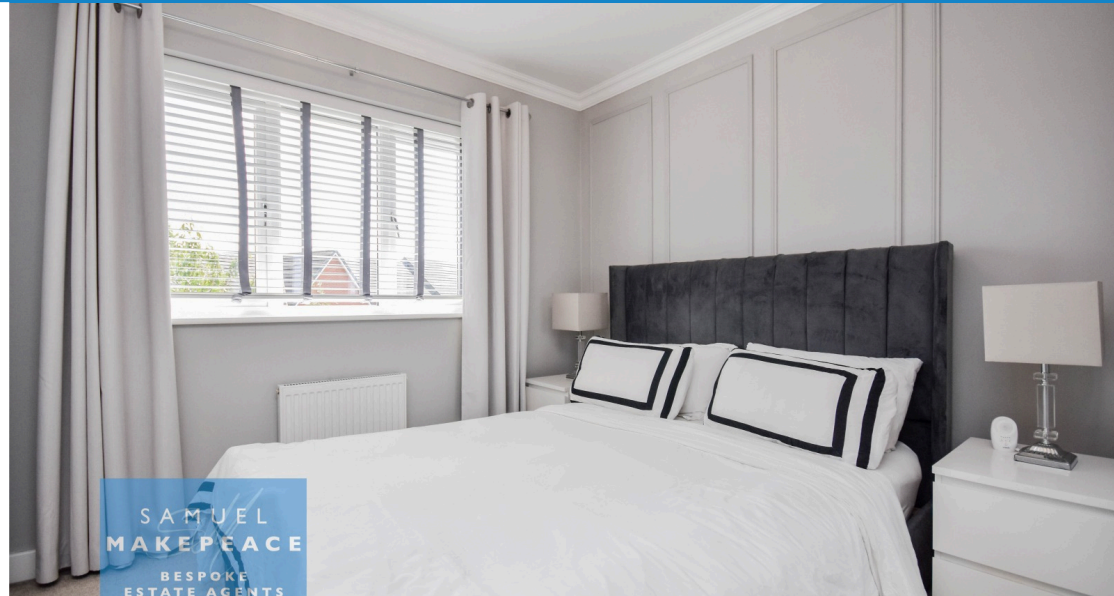


1

Reception



- TURN KEY READY THREE-BEDROOM SEMI-DETACHED HOME ON SOUGHT-AFTER SANDIACRE AVENUE
- LIGHT-FILLED, SPACIOUS LOUNGE WITH SOFT NEUTRAL TONES AND PLUSH CARPETING
- SLEEK, CONTEMPORARY KITCHEN/DINER FEATURING FITTED CUPBOARDS
- CONVENIENT GROUND-FLOOR WC ADDS PRACTICAL COMFORT
- THREE WELL-SIZED BEDROOMS UPSTAIRS, INCLUDING A PRIVATE ENSUITE BATHROOM.
- MODERN FAMILY BATHROOM WITH A MIX OF BATH AND SHOWER FACILITIES.
- OUTSIDE BOASTS PAVED SEATING AREAS, A NEATLY MAINTAINED LAWN, DECKING PATHS, AND GATED ACCESS TO PARKING
- CAR PORT WITH SPACE FOR TWO CARS



It's all just so familiar, baby, what do you call it?" – that feeling when you finally find a home that's exactly right.

This **turn key ready, three-bedroom semi-detached** stunner on **Sandiacre Avenue**?

There's a cuter word for it: **home**.

This is a property that's got its life together—just like you. Step inside to a light-filled lounge that feels like home—soft neutral tones and a spacious layout create a calm, welcoming vibe, perfect for relaxing or hosting friends with french doors leading out into the sun trap garden. The sleek, contemporary kitchen/diner is practical actually knows what it's doing, you won't have to lift a finger (unless it's to press play on your housewarming playlist). Downstairs, a handy ground-floor WC adds the practicality you didn't know you needed but will love.

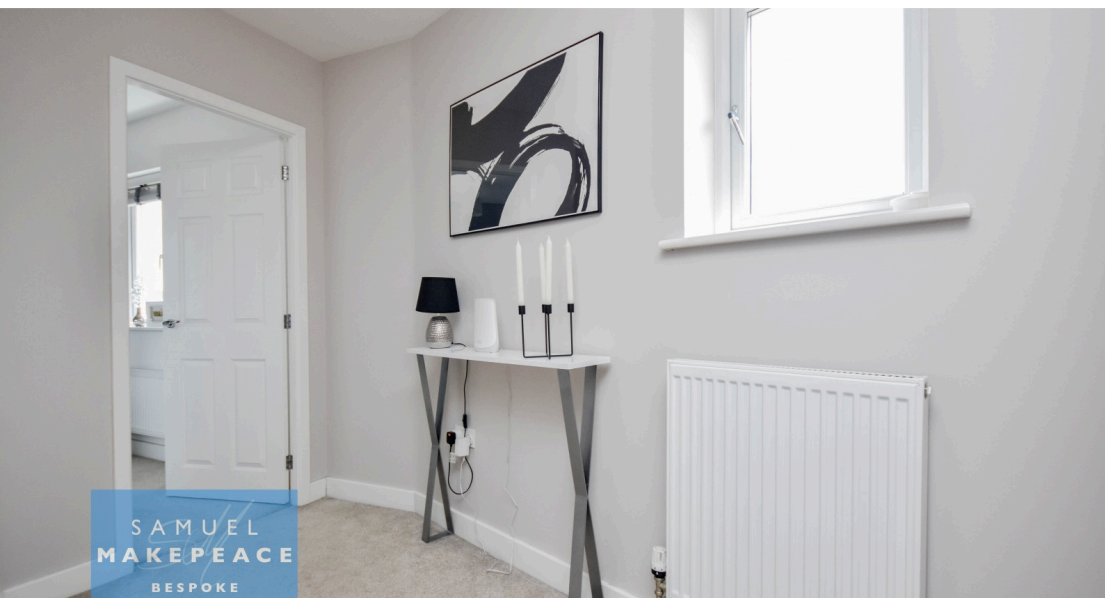
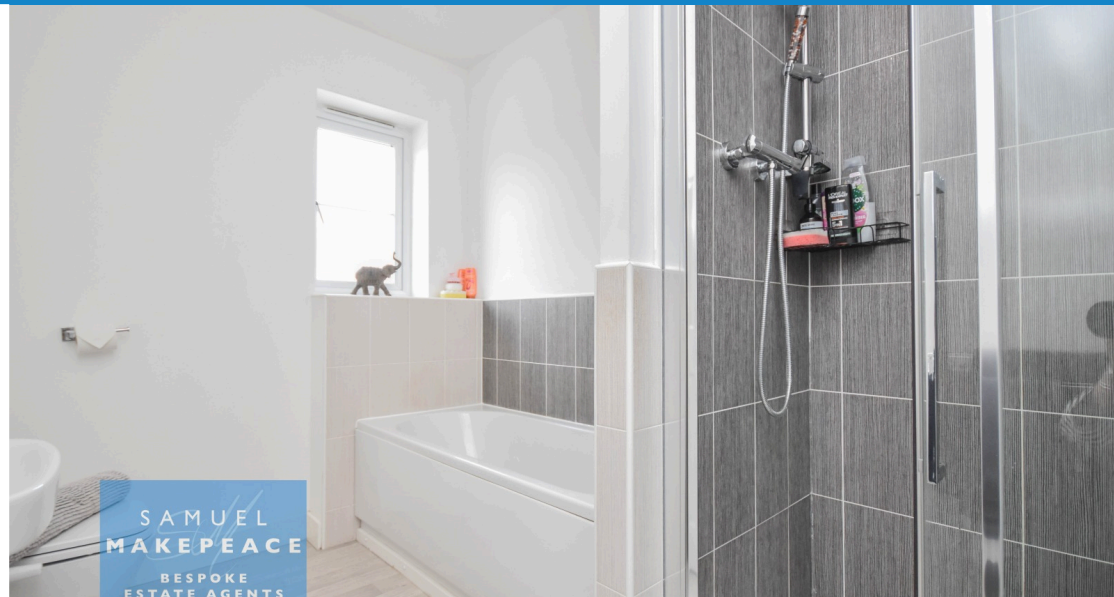
Upstairs, the story continues with **three well-sized bedrooms**. The main bedroom is a standout—offering plenty of storage and a well proportioned ensuite bathroom space that's truly your own retreat. The other bedrooms offer flexibility for guests, work-from-home needs, or just more room to breathe. The bathroom is modern and polished, with stylish fixtures that elevate the space's refined feel.

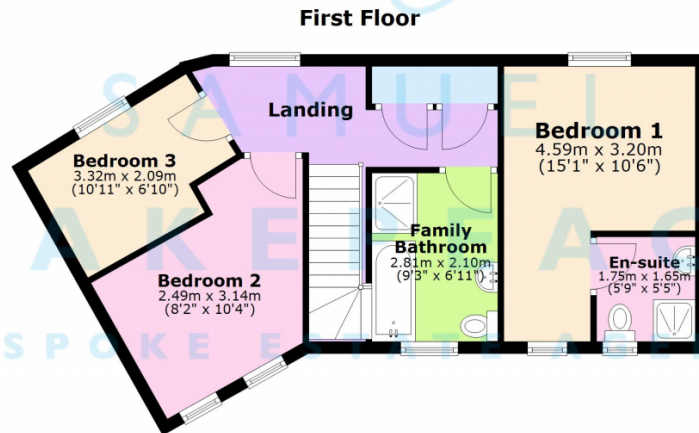
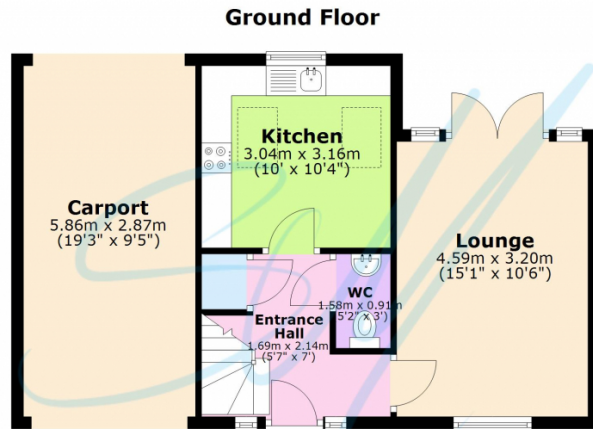
Outside? Parking for two under the car port, accessing a tidy bin store and storage! **Paved seating areas, gated access to parking, and a lawn that's giving main character energy**— Translation: it's not pretending to be "low maintenance," it actually is.

So if you're done dating DIY disasters and want a house that shows up, cleans up, and glows up, this might be your moment. If you're ready to stop playing games and settle somewhere that's got its life together, this home is calling. Contact **Samuel Makepeace Bespoke Estate Agents** today – your new chapter awaits.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	81	93
(81-91) B		
(69-80) C		
(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, Sandyford, Stoke-on-Trent

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