



High Street
Sandyford, ST6 5PH

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- EXTENDED TO THE REAR
- HALL, DINING ROOM, LOUNGE TO THE REAR
- KITCHEN, LANDING
- THREE BEDROOMS & BATHROOM
- LANDSCAPED GARDENS, DRIVEWAY, GARAGE
- UPVC D/G & GAS C/H

£170,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious extended mature semi detached house comprising hallway, a bay window dining room, an extended lounge to the rear, a kitchen, two double bedrooms, a single third bedroom, a family bathroom. Externally are landscaped gardens to the front, a driveway provides plenty of parking space, a detached garage. A low maintenance rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to lots of amenities, good road links to the A500/M6 network. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5PH. From Kidsgrove proceed along Kidsgrove Bank and in to High Street. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL





Entered through a UPVC door with glazed panels, stair case to the first floor. Radiator.

CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin.

EXTENDED LOUNGE

18' 8" x 10' 8 max" (5.69m x 3.25m)

Window to the rear. Feature fireplace with inset fire, coving to the ceiling, radiator.

DINING HALL

13' 6" x 10' 7" (4.11m x 3.23m)

Bay window to the front elevation, radiator.



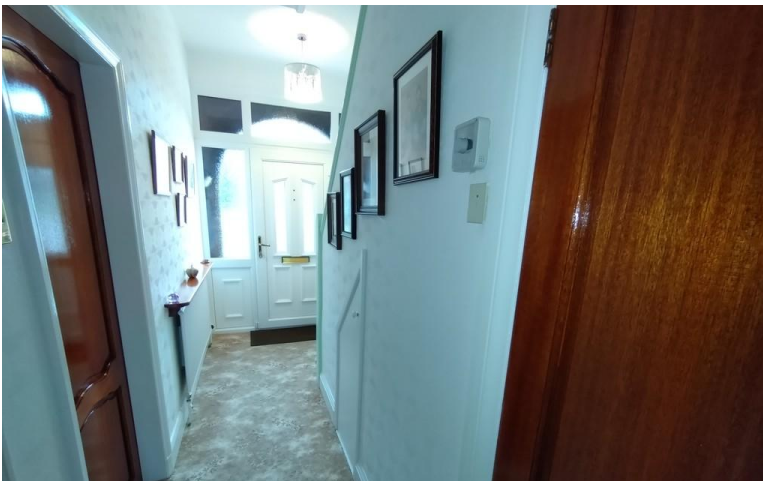
KITCHEN

14' 4" x 6' (4.37m x 1.83m)

Window to the side and rear elevations. Extended kitchen comprising a range of wall and base units, one and a half bowl inset sink, worksurfaces, spaces for appliances, chimney style extractor. Space for washing machine, tiled floor, UPVC external access door. Radiator.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:



BEDROOM ONE

11' 8" x 8' 7 plus wardrobes" (3.56m x 2.62m)

Bay window to the front elevation, built in wardrobes, radiator.

BEDROOM TWO

11' 8" x 10' 7" (3.56m x 3.23m)

Window to the rear elevation, radiator.

BEDROOM THREE

7' 9" x 6' 2" (2.36m x 1.88m)

Window to the rear elevation, store cupboard, radiator.



SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator. Access to the loft which our vendor has advised is extensively boarded for storage.

EXTERNALLY

FRONTAGE

A pleasant landscaped garden which is laid to lawn with shrub borders. A long driveway provides off road parking and leads to:



GARAGE

20' x 9' 6" (6.1m x 2.9m)

Twin access doors to the front, electric light and power.

REAR

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 be 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

EPC RATING (PDF available online)

Current: Potential:









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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 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