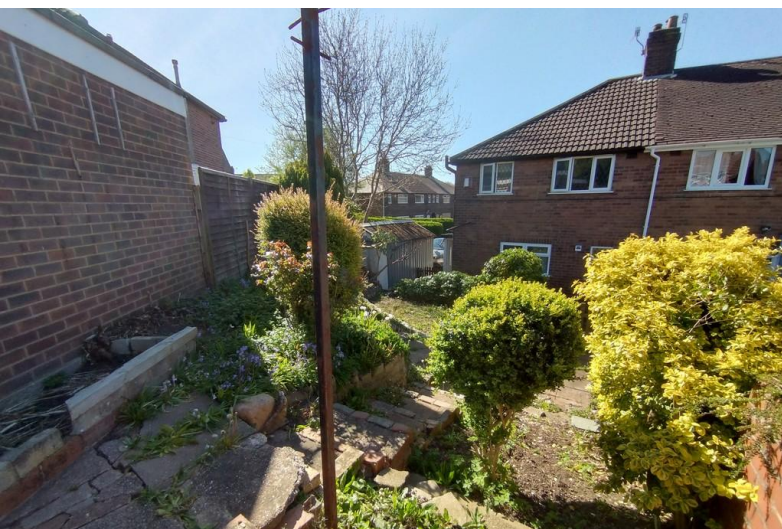


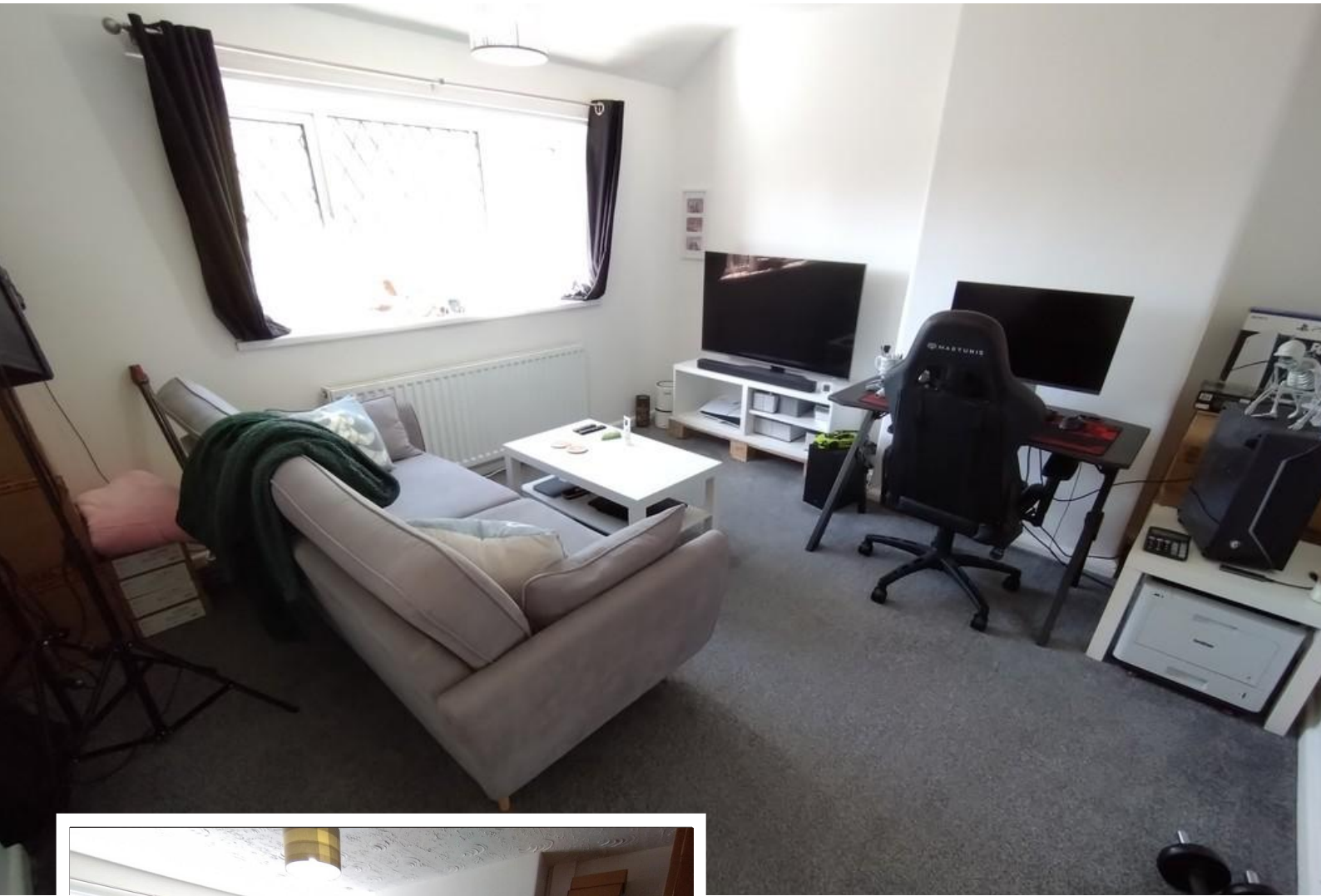


**Greenfield Road  
Sandyford, ST6 5LX**

- A TWO BEDROOM END TOWN HOUSE
- HALL, BAY WINDOW LOUNGE
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS, BATHROOM
- GARDENS TO THE FRONT, SIDE REAR
- UPVC D/GLAZING & GAS C/HEATING
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500/A34/M6

**£135,000**





## Property Description

### INTRO

A two bedroom end town house with a garden to the front and rear offered For Sale with no chain, comprising a hallway, a bay window lounge, kitchen/dining room, two bedrooms and a first floor bathroom. UPVC double glazing and gas central heating. The property is located within easy access to all amenities, excellent road links to the A500/A50 viewing essential. (draft details subject to approval)

### ENTRANCE HALL

UPVC entrance door, staircase to the first floor.

### LOUNGE

14' 10" x 12' 9" (4.52m x 3.89m)  
Radiator, bow window to front.

### KITCHEN/DINER

16' 3" x 9' 2" (4.95m x 2.79m)  
With fitted base and wall units, work surfaces, window to the rear, radiator, UPVC side external door. Under stairs



store area.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12' 9" x 11' 11" (3.89m x 3.63m)

Windows to the front, radiator.

#### BEDROOM TWO

12' 2" x 9' 3" (3.71m x 2.82m)

Window to the rear, radiator.

#### BATHROOM

Comprising a pannelled bath, low level W.C wash hand basin, window to the rear, radiator.

#### EXTERNALLY

A front garden area, a parking space to the front, outbuilding.

#### REAR GARDEN

A rear garden area, tiered 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 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 B**

**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)  
01782787840

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