

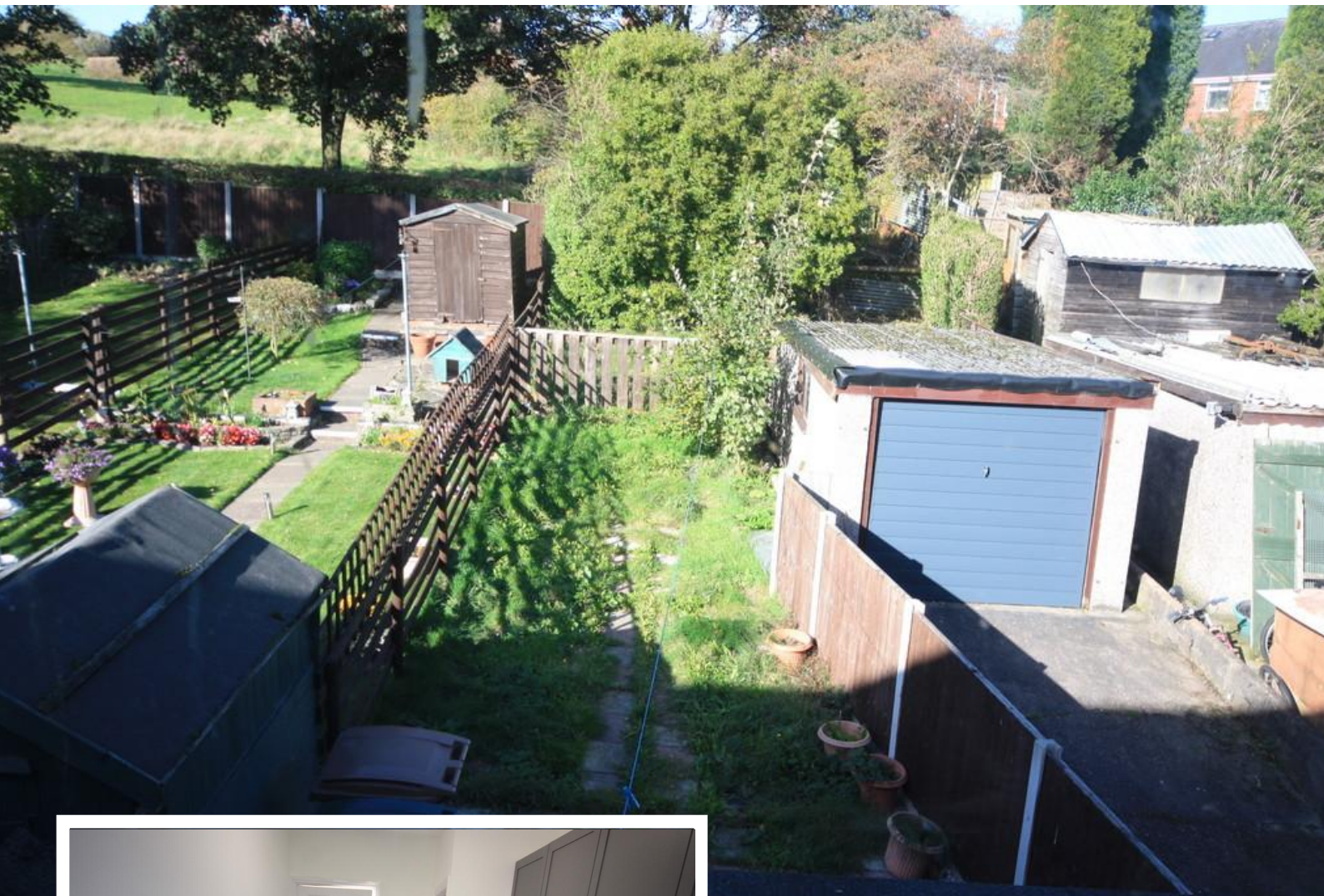


Ridge Road
Sandyford, ST6 5LP

- THREE BEDROOM HOUSE
- NO CHAIN
- LOUNGE, KITCHEN, DINING ROOM
- GROUND FLOOR BATHROOM & W.C
- THREE BEDROOMS
- REAR GARDEN
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

£121,800





Property Description

INTRO

A three-bedroom town house offered For Sale with no onward chain, with recent decor and carpets, comprising, hall, lounge, a newly installed kitchen, dining area, ground floor bathroom, separate cloaks/Wc, three bedrooms. Forecourt garden to the frontage, a shared driveway leads to the good-sized rear garden area, garden outbuilding/garage. UPVC double glazing & gas central heating. The property is located within easy access to daily facilities, road and rail links yet with countryside close by. Viewing essential without further delay. (Draft details subject to approval)

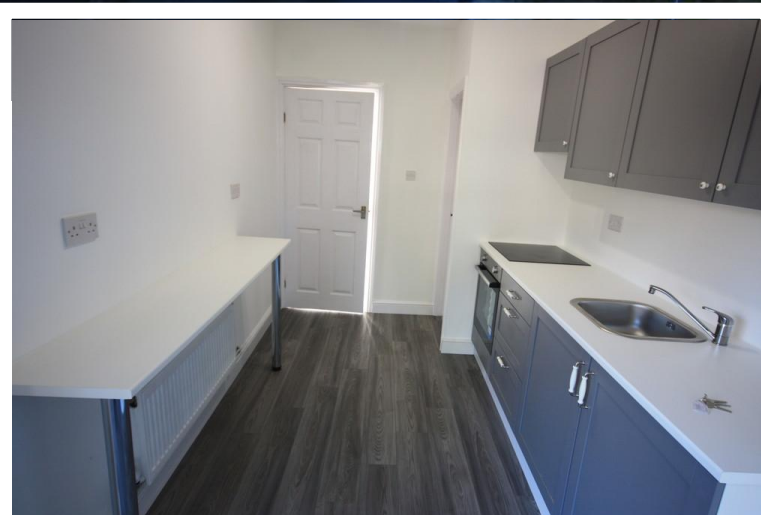
ENTRANCE HALL

UPVC entrance door. Staircase to the first floor, radiator.

LOUNGE

12' 7" x 12' 2" (3.84m x 3.71m)

Window to the front, radiator. Under stairs store area.





KITCHEN

10' 7" x 7' 7" (3.23m x 2.31m)

Comprising a newly fitted base and wall units, electric oven and hob, fitted work surfaces, breakfast bar area, inset sink. Fireplace and hearth. Arch to;

DINING ROOM AREA

14' 6" x 6' (4.42m x 1.83m)

UPVC double glazed windows to the rear and side, radiator.

GROUND FLOOR BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, tiled walls, window to the rear. Radiator.



SEPARATE W.C

Low level W.C Window to side. Splash back tiling to the walls.

FIRST FLOOR LANDING

Window to the side, access to the loft.

BEDROOM ONE

12' 3" x 11' 3" (3.73m x 3.43m)

Window to the front, radiator. Recessed wardrobe area.

BEDROOM TWO

12' 3" x 8' 6" (3.73m x 2.59m)

Window to the rear, radiator.



BEDROOM THREE

9' 3" x 6' 7" (2.82m x 2.01m)

Window to the rear, radiator.

EXTERNALLY

A forecourt garden area to the frontage, a shared driveway provides access to the rear garden. Access to the outbuilding and with the Valliant gas combi boiler.

REAR GARDEN

A good sized rear garden area laid to lawn, a paved patio area, garden outbuilding/garage.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



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.

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 A

EPC RATING (PDF available online)

Current: Potential:







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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