



Standersfoot Place
Stoke-on-Trent, ST6 6HR

- A SPACIOUS FAMILY HOME
- 4 BEDROOMS
- SEMI DETACHED
- NO CHAIN
- LOUNGE, KITCHEN & DINING AREA
- DRIVEWAY & NICE REAR GARDEN
- UPVC D/G & GAS C/H
- USEFUL EXTRA UTILITY/STORE AREA

Offers In Excess Of £130,000





Property Description

INTRO

Get yourself down to Standersfoot Place! A great sized spacious semi detached home featuring 4 bedrooms! Not one to be missed at this price- With no chain, and comprising entrance hall, good sized lounge, kitchen and open arch to dining area, ground floor bathroom, utility/storage room and to the first floor four good sized bedrooms and a cloaks/w.c. UPVC double glazing and gas central heating from a Worcester gas combi boiler. A driveway provides parking, and has a pleasant laid to lawn rear garden. Some further potential to update and improve to your own taste. Get in touch today to get your viewings booked!

DIRECTIONS

Please use postcode ST6 6HR for Sat Nav/Google Maps. Once entering Standersfoot Place, the property can be found on the right hand side as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Staircase to the first floor and understairs store area.

LOUNGE

15' 4" x 13' 7" (4.67m x 4.14m) A spacious reception room with window to the rear, radiator.

KITCHEN

13' 2" x 6' 9" (4.01m x 2.06m) Comprising a fitted suite with base and wall mounted cupboard units, with worksurfaces over. Window to the side utility/store room. Single drainer sink unit. Gas point for cooker. Cushion flooring. UPVC side access door to the utility/store room. Open plan aspect to:



DINING ROOM

11' x 10' 3" (3.35m x 3.12m) Window to the rear, radiator.

UTILITY/STORE ROOM

UPVC front access door, and composite rear door to the rear garden. Velux window. Power sockets. Further potential to improve.



BATHROOM

7' 7" x 6' 10" (2.31m x 2.08m) Comprising a white suite, with panelled bath and overbath shower, low level W.C and wash hand basin. Radiator. Shower screen walls. Opaque window to the front.

FIRST FLOOR LANDING

Window to the front.

BEDROOM ONE

13' 8" x 10' 11" (4.17m x 3.33m) Window to the rear, radiator.

BEDROOM TWO

14' 3" x 10' 4" (4.34m x 3.15m) Window to the rear, radiator.

BEDROOM THREE

12' 4" x 10' 6" (3.76m x 3.2m) Window to the front, radiator. Worcester gas combi boiler.

BEDROOM FOUR

9' 6" x 7' 4" (2.9m x 2.24m) Window to the front, radiator.

W.C

Low level W.C and sink basin. Opaque window to the front. Cushion flooring.





EXTERNALLY

FRONT GARDEN

A paved driveway provides parking. Laid to lawn garden section.

REAR GARDEN

A pleasant laid to lawn garden area with shrub borders and surrounded by fencing. Paved patio area. Timber shed/storage currently then in need of repair/dismantling.

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: 70C Potential: 83B



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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 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