

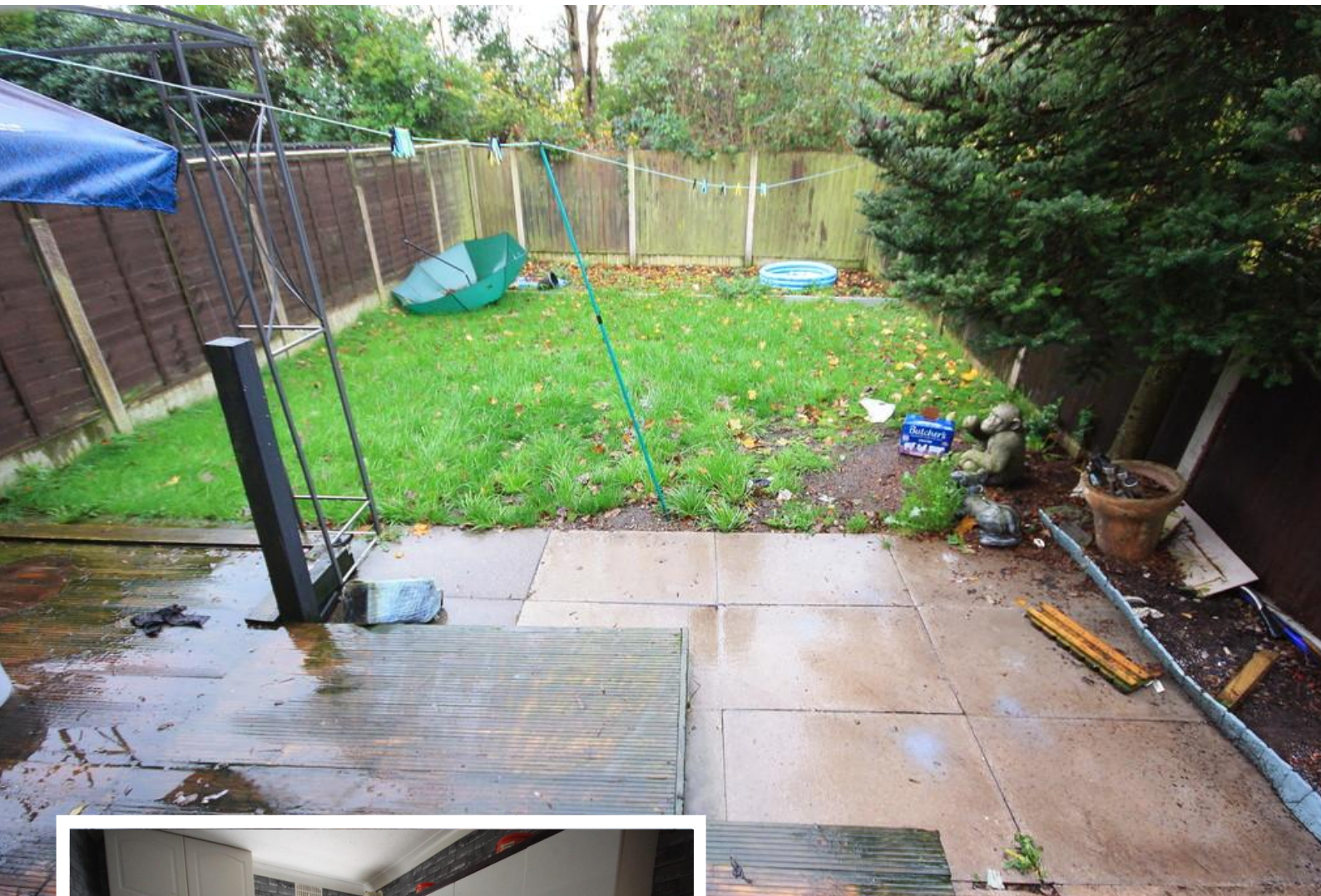


**Ridge Road**  
**Sandyford, ST6 5LG**

- A SEMI DETACHED HOME
- THREE BEDROOMS
- NO CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- LOUNGE, GROUND FLOOR BATHROOM
- GAS C/HEATING & UPVC D/G
- DRIVEWAY FOR PARKING
- NICE REAR GARDEN WITH OUTLOOK

**£99,950**





## Property Description

### INTRO

A semi detached home new on the market with NO CHAIN! With two bedrooms, and a further office/nursery room, this one isn't one to wait around for! Priced to sell, and comprising entrance hall, lounge, kitchen, ground floor bathroom, and the bedrooms to the first floor. UPVC double glazed windows and doors, and gas central heating from an updated Worcester combi boiler. A driveway provides parking and the property features a nice rear garden with open outlook to the rear. The property would benefit from some refurbishment works with the ability to make your own mark on it to make a lovely home. Convenient for road links across the city, and with easy access to local amenities. Get your viewings booked today!

### DIRECTIONS

Please use postcode ST6 5LG for Google Maps/Sat Nav purposes. From Wignall Road and upon entering Ridge Road, 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. Radiator. Door to:

### LOUNGE

12' 7" x 12' 4" (3.84m x 3.76m) With window to the front, radiator. Fireplace surround (with fire currently not in use). Door to:

### KITCHEN

11' 5" x 7' 8" (3.48m x 2.34m) Comprising base and wall mounted cupboard units with worksurface above. Single drainer sink unit. Gas cooker point. UPVC door and window to the rear. Worcester Greenstar 25i ERP gas combi boiler. Coving to the ceiling. Cushion flooring. Useful understairs pantry cupboard with window to the side and gas meter. Open doorway to mini hall section, with further storage cupboard and door to:



### GROUND FLOOR BATHROOM

7' 11" x 7' 4" (2.41m x 2.24m) A white suite comprising panelled bath, with electric overbath Triton Enrich shower, low level W.C and wash hand basin. Opaque window to the rear, radiator. Extractor fan. Tiled walls and tiled floor.

### FIRST FLOOR LANDING

Window to the side. Overstairs storage shelves. Access to the loft.



### BEDROOM ONE

13' 7" x 10' 8" (4.14m x 3.25m) Window to the front, radiator. Inbuilt wardrobe/cupboard.

### BEDROOM TWO

12' 10" x 8' 8" (3.91m x 2.64m) Window to the rear, radiator.

### BEDROOM THREE

8' 9" x 6' 6" (2.67m x 1.98m) Window to the rear, radiator.



### EXTERNALLY

#### FRONTAGE

A paved front driveway provides parking for 1/2 vehicles. Through access to the side gate and rear garden.

#### REAR GARDEN

A laid to lawn rear garden with paved patio and decking areas. Enclosed by fencing. Mature shrubs to the rear aspect offer a nice outlook.



#### 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 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 A

#### EPC RATING (PDF available online)

Current: 44E Potential: 84B

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