



**Ridge Road**  
**Sandyford, ST6 5LP**

- A SPACIOUS TOWN HOUSE
- BEAUTIFULLY PRESENTED
- NO CHAIN - READY TO MOVE INTO
- DRIVE & GARDEN TO REAR
- HALL, LOUNGE, BREAKFAST KITCHEN
- UTILITY, CLOAKS/W.C
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM

**£135,000**





## Property Description

### INTRO

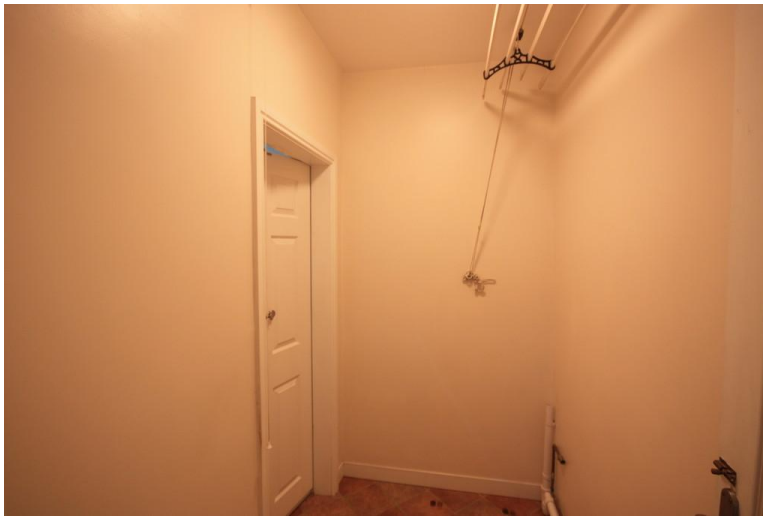
Shaw's & Co are delighted to bring to the market a beautifully presented spacious town house within approx 77 Sqm of accommodation with NO CHAIN! Comprising; hall, lounge, breakfast kitchen, utility, cloaks/w.c, three good sized bedrooms & a white family bathroom. Externally a driveway to the rear and a rear garden, a forecourt to the frontage. UPVC double glazing where fitted, gas central heating from a combi boiler. The property is located within easy access to all amenities, excellent road links via the A500 & A34 and rail links to other towns & the city. Viewing imperative without delay.

### DIRECTIONS

Please follow postcode ST6 5LP for Sat Nav/Google Maps. Follow the road into the cul de sac, and the property can be found on the left hand side as identified by our For Sale sign.

### ENTRANCE HALL

Hardwood entrance door. Staircase to the first floor.



Radiator.

#### LOUNGE

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

Window to the front, radiator. Quality feature fireplace with inset fire.

#### KITCHEN

10' 8" x 10' 1" (3.25m x 3.07m)

Comprising a fitted kitchen with base and wall units, with worksurfaces. Cooker space. Inset sink. Radiator. Recessed spotlights to the ceiling. Understairs store area.

#### UTILITY

6' 10" x 4' 2" (2.08m x 1.27m)

Space for appliances.

#### CLOAKS/ W.C

Low level W.C. Window to the rear. Radiator. Baxi gas central heating combi boiler.

#### FIRST FLOOR LANDING

Access to the loft with ladder.

#### BEDROOM ONE

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

Window to the front, radiator.



#### BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m)

Window to the rear, radiator.



#### BEDROOM THREE

12' 3" x 7' 4" (3.73m x 2.24m)

Window to the rear, radiator.

#### BATHROOM

Comprising a panelled bath with overbath shower, low level w.c, wash hand basin. Splash back tiling. Window to the front. Chrome towel radiator.

#### EXTERNALLY

##### FRONTAGE

A forecourt garden area to the frontage, a shared entry provides access to the rear garden.

##### REAR GARDEN

A good sized area being laid to lawn, and a paved patio area. A driveway provides parking spaces.





#### 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: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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