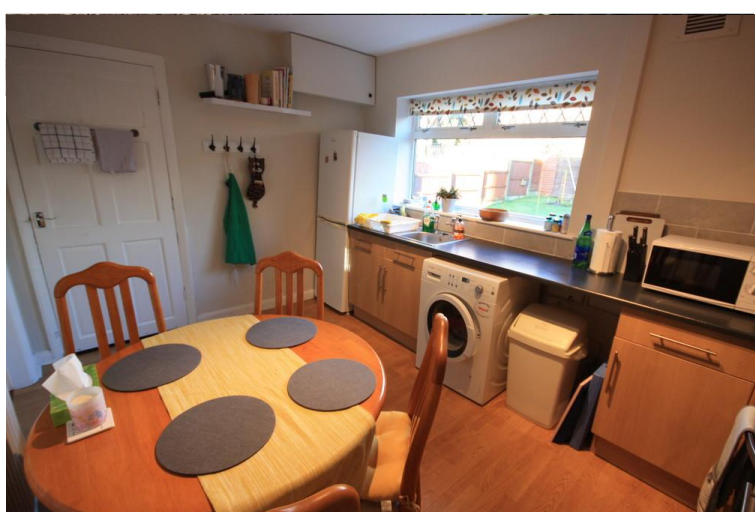## Gordon Road

Sandyford, ST6 5PZ

- SPACIOUS END TOWN HOUSE
- GOOD SIZED PLOT
- DRIVEWAY & LANDSCAPED GARDENS
- HALL, LOUNGE, KITCHEN/DINING ROOM

- REAR HALL, CLOAKS/W.C
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- POTENTIAL TO FORM A 3RD BEDROOM

£122,500

Property Description

INTRO

Located within a popular and convenient location a good sized end town house within a good sized plot, comprising, hallway, lounge, kitchen/dining room, rear hall, cloaks/w.c, two double bedrooms, a first floor bathroom, with potential to move the bathroom to form then a third bedroom. Externally a driveway provides parking spaces, a landscaped front garden. A further paved parking/patio area with space to extend the house subject to consent. A landscaped good sized garden area laid to lawn and fully enclosed. UPVC double glazed windows and doors, a combi gas fired boiler. The property has lots of amenities close by with excellent road links to the A500/A34/M6 Viewing imperative without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5PZ. Off the High Street turn in to Gordon Road, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL
Entered through a UPVC door. Staircase to the first floor.

LOUNGE
13' 7" x 12' 11" (4.14m x 3.94m)
Window to the front elevation. Laminate flooring. Radiator. Under stairs store area.

KITCHEN/DINER
12' 10" (3.91m
Window to the rear elevation. A range of wall and base units, single drainer sink, work surface. Bult in oven, hob with extractor over. Splash back tiling to the walls. Laminate flooring. Radiator. Door to;

REAR HALL
UPVC side access door. Door to.

CLOAKROOM/W.C
Window to the rear elevation. Low level W.C. Tiled floor.

FIRST FLOOR LANDING
Window to the side elevation. Access to the loft. Doors to:

BEDROOM ONE
16' 4" x 10' 8" (4.98m x 3.25m)
Two windows to the front elevation. Radiator. Potential to split this room if a further bedroom is required.

BEDROOM TWO
12' 3" x 9' (3.73m x 2.74m)
Window to the rear elevation. Radiator.

BATHROOM
Window to the rear elevation. Suite comprising: paneled bath with electric over bath shower, low level W.C, wash hand basin. Cupboard housing the Vailliant Eco Tec Pro Boiler. Radiator.

EXTERNALLY

FRONT
Landscaped garden laid to lawn with shrub borders. A driveway provides off road parking.

REAR
An enclosed good sized landscaped garden, laid to lawn, paved patio area. A further paved area for further parking or to potential to extend the property, subject to consent.

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:

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
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