



**Broadfield Road**  
**Sandyford, ST6 5PW**

- A SEMI DETACHED HOUSE
- MODERN KITCHEN DINER & BATHROOM
- RENOVATED TO A HIGH SPEC
- DRIVEWAY FOR PARKING
- TWO BEDROOMS
- GARDENS TO THE FRONT & REAR
- NO CHAIN, CORNER PLOT
- UPDATED BOILER & ELECTRICS

**£135,000**







## Property Description

### INTRO

A beautifully renovated TWO BEDROOM semi detached house, set on a corner plot with NO CHAIN! With a high specification throughout, this stunning home comprises of a front entrance porch, hall, lounge, modern kitchen diner and a rear porch. To the first floor are the two bedrooms and luxury bathroom. Externally boasts a good sized driveway, with gardens to the front and rear. Recently updated throughout with new gas combi boiler/radiators, electrics and UPVC double glazing. Viewing imperative, don't wait around on this one!

### DIRECTIONS

From the A50 roundabout, proceed through Sandyford, and turn right into Broadfield Road. Follow the road along and eventually the property can be found on the left hand side (No For Sale board).

### ACCOMMODATION





#### ENTRANCE PORCH

UPVC front entrance door. Timber frame and single glazed timber windows. Tiled floor.

#### ENTRANCE HALL

UPVC front entrance door. Staircase to the first floor. Radiator. Alarm panel.

#### LOUNGE

13' 5" x 12' 4" (4.09m x 3.76m)

Window to the front, radiator.



#### KITCHEN DINER

15' 9" x 7' 10" (4.8m x 2.39m)

Comprising a beautifully updated kitchen suite, with plenty of base and wall mounted cupboard units, and worksurfaces above. Breakfast bar area to the diner. Window to the rear porch, and small window to the rear garden. Single drainer sink unit. Electric oven/hob/grill with extractor above. Space and plumbing for washing machine. Space for a tall standing fridge freezer. Laminate floor. Radiator. Door to a useful understairs store cupboard also houses: Glowworm Betacom 30C gas combi boiler, updated electrical consumer unit (with certificate passed until 2026), electric and gas meters. UPVC door to:

#### REAR PORCH

9' 6" x 5' 5" (2.9m x 1.65m)

Timber frame and single glazed timber windows. Timber rear access door.



#### FIRST FLOOR LANDING

Window to the side. Access to the loft.

#### BEDROOM ONE

15' 5" x 10' 3" (4.7m x 3.12m)

Two windows to the front, radiator.

#### BEDROOM TWO

11' 3" x 9' 1" (3.43m x 2.77m)

Window to the rear, radiator.



#### BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)

A stunning and well presented bathroom suite, comprising L shaped panelled bath, with wall mounted electric Mira shower, low level W.C and wash hand basin. Shower screen. Tiling and panelled tiles to the walls. Chrome towel radiator. Laminate flooring. Frosted window to the rear. Extractor fan.



#### EXTERNALLY

##### FRONT GARDEN

With gated access to the front paved driveway for parking. Enclosed by wall. A paved pathway leads to the front of the house, with a laid to lawn garden area, with shrub borders and enclosed by fencing. Leads alongside the house to:

##### REAR GARDEN

A well presented laid to lawn garden area, enclosed by dwarf wall and fencing.



##### 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.

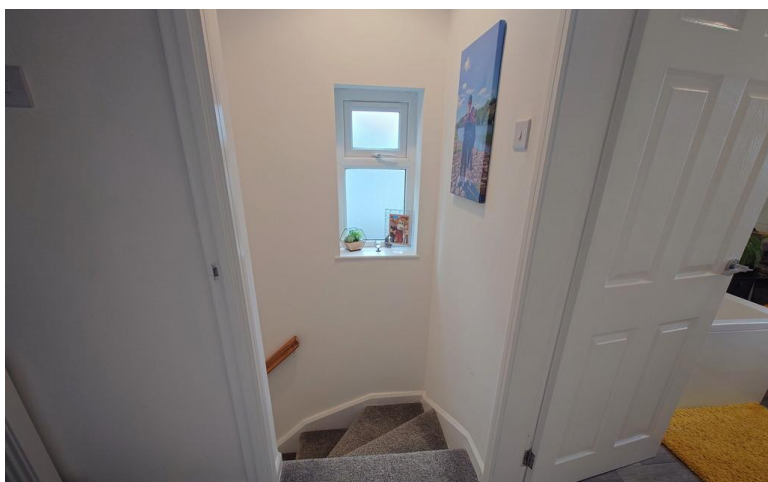
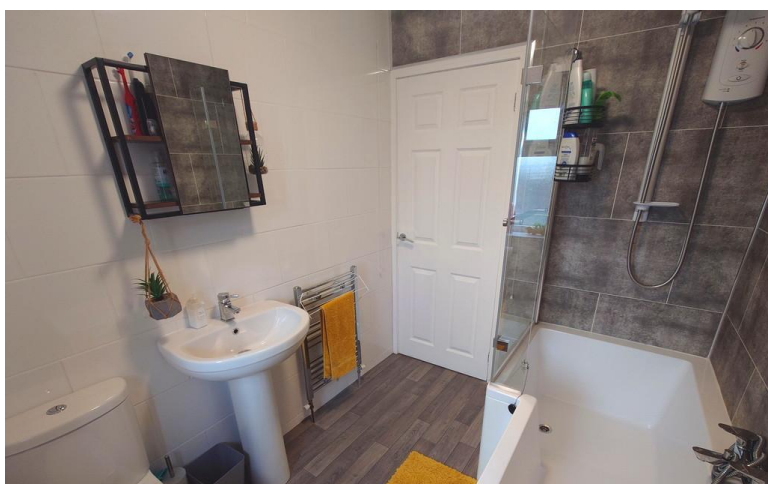
##### COUNCIL TAX BAND A

##### EPC RATING (PDF available online)

Current: 54E Potential: 86B

Please note that the EPC was carried out in 2014, prior to the renovation works as mentioned.







43 Liverpool Road  
Kidsgrove  
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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