



**Burnaby Road**  
**Sandyford, ST6 5PT**

- SUPERBLY PRESENTED
- AN END TOWN HOUSE
- TWO BEDROOMS
- GOOD SIZE DRIVEWAY
- STUNNING REAR GARDEN
- RECENT ROOF & NEW DAMP PROOFING
- MODERN KITCHEN & BATHROOM
- UPVC D/G & GAS C/H

**£140,000**





## Property Description

### INTRO

Shaw's are proud to present this superbly presented END TOWN HOUSE, beautifully presented throughout (both inside, and out!), and comprising: Entrance hall, Lounge, updated kitchen/diner, downstairs cloaks/w.c, TWO BEDROOMS and a first floor modern bathroom. Externally the property features a good sized driveway with parking for multiple vehicles, and boasts a sublime spacious rear garden, being all newly updated. UPVC double glazing & gas central heating from a combi boiler. A newly fitted damp proof coursing has been fitted under full guarantee, and the roof is approx 4 years old. The property is located within easy access to daily facilities and the A500/M6 motorways and road links across the city. Viewing is IMPERATIVE!

### DIRECTIONS

Please follow Sat Nav for postcode ST6 5PT. Follow Burnaby Road, cross over the junction with Gordon Road and the property can be found on the right hand side, as identified by our for sale sign.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door. Staircase to the first floor. Door to:

### LOUNGE

13' 6" x 12' 10" (4.11m x 3.91m)

Window to the front, radiator. Door to useful understairs store cupboard (also having small window). Grey laminate flooring. Door to:

### KITCHEN/ DINER

12' 10" x 9' 3" (3.91m x 2.82m)

This lovely modernised kitchen suite offers plenty of base and wall mounted cupboard units, with worksurfaces above. Space for a small dining table. Space for a tall standing fridge freezer. Space and plumbing for a washing machine. Single drainer sink unit. Double radiator. Electric consumer unit within cupboard. Splash back tiling. Oven/grill with gas hob over. Vinyl flooring. Spotlight track. Window overlooking the rear garden.

### REAR HALL

UPVC door to the side/rear garden. Vinyl flooring. Door to:

### CLOAKS/ W.C

A low level W.C. Small raised window to the rear garden.

### FIRST FLOOR LANDING

Access to the loft. Window to the side elevation.

### BEDROOM ONE

12' 8" x 10' 1" (3.86m x 3.07m)

Window to the front, radiator. Recessed store area.

### BEDROOM TWO

12' 11" x 9' 1" (3.94m x 2.77m)

Window to the rear, radiator.

### BATHROOM

9' 6" x 7' 0" (2.9m x 2.13m)

A modernised bathroom with panelled bath, and overbath AKW electric shower. Low level W.C. Wash hand basin with vanity cupboard. Chrome towel radiator. Tiling to the walls. Frosted window to the rear. Door to store cupboard, also housing the Vaillant EcoTec Pro 28 gas combi boiler (approx 4 years old).





#### EXTERNALLY

#### FRONT/ DRIVEWAY

A gravelled stone driveway to the front, and to the side of the property, allows parking for multiple vehicles. Newly fitted fencing separates the front and back garden.

#### REAR GARDEN

A beautifully landscaped rear garden, all recently done, features a good size Indian stone paving area, a laid to lawn garden area and a decking area at the foot of the garden! Enclosed by all recently fitted fencing. Shrub and gravelled stone borders. Timber storage shed.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### 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.

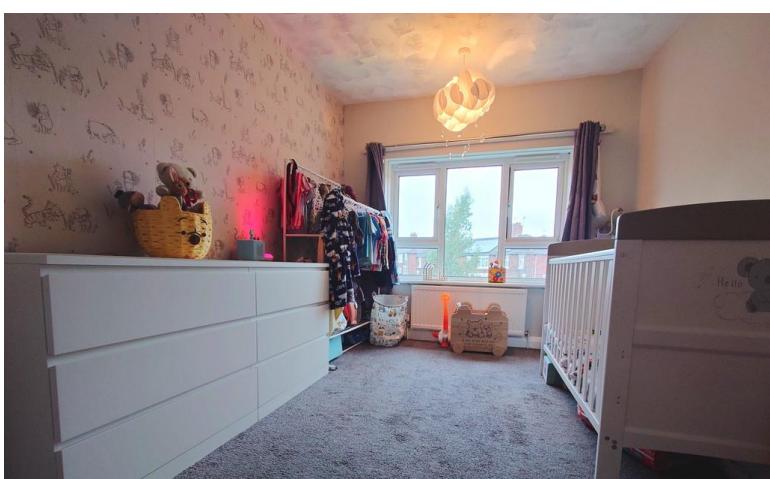
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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 .

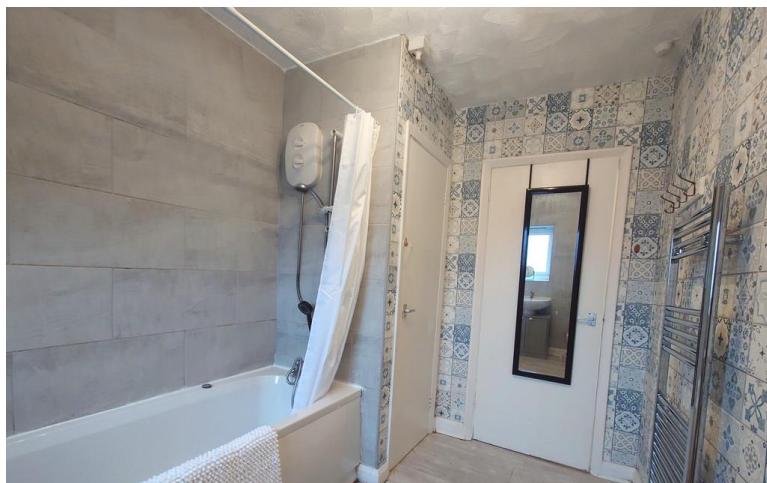


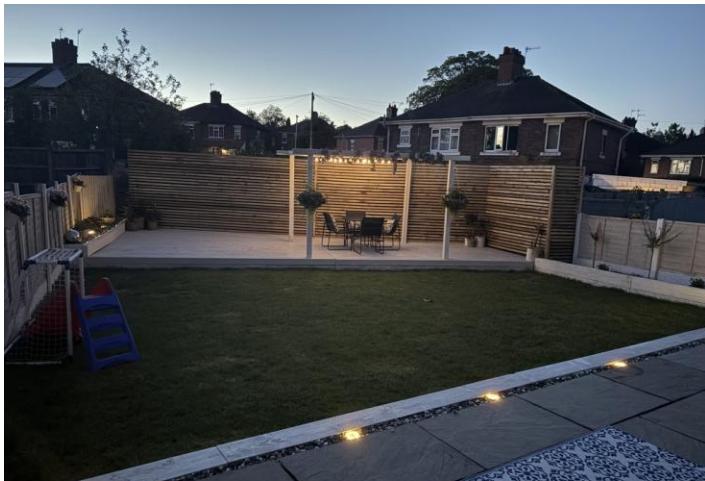
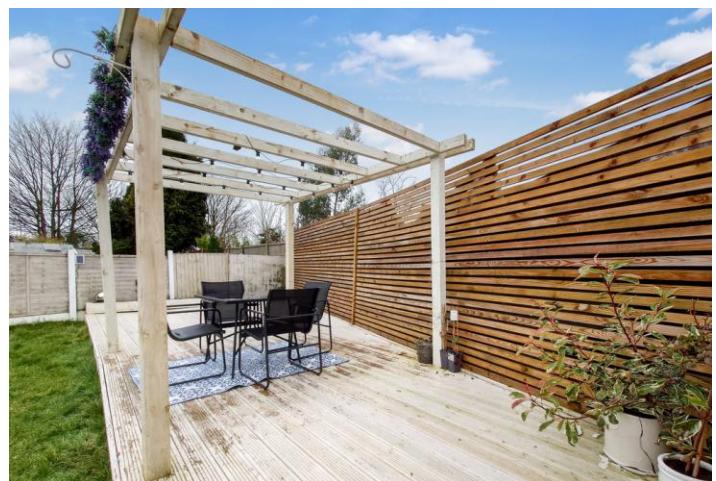
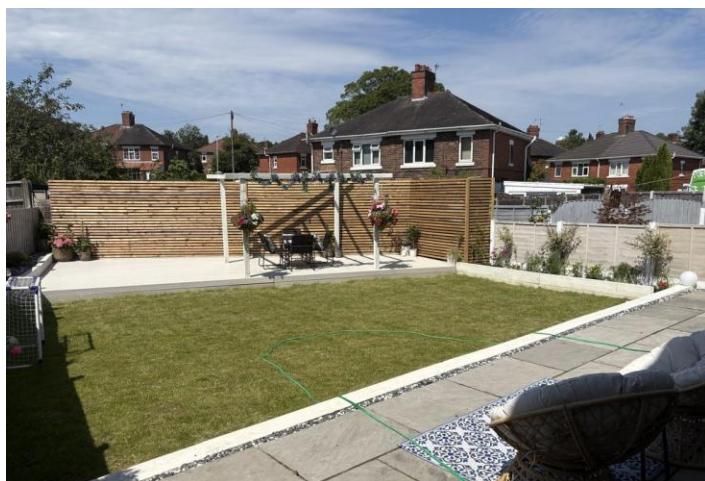
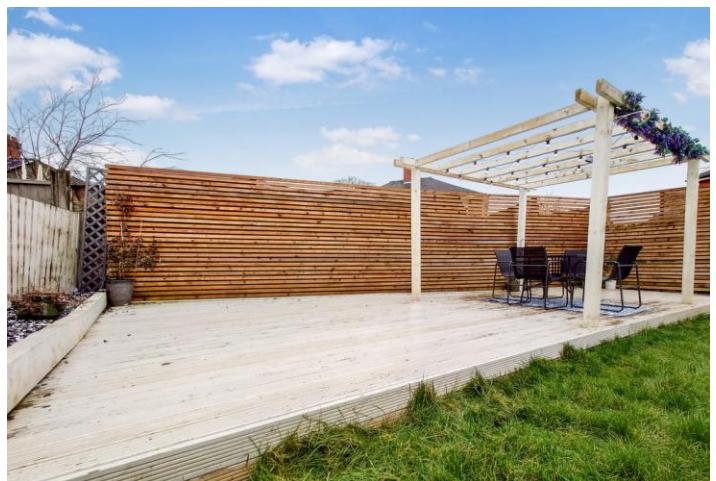


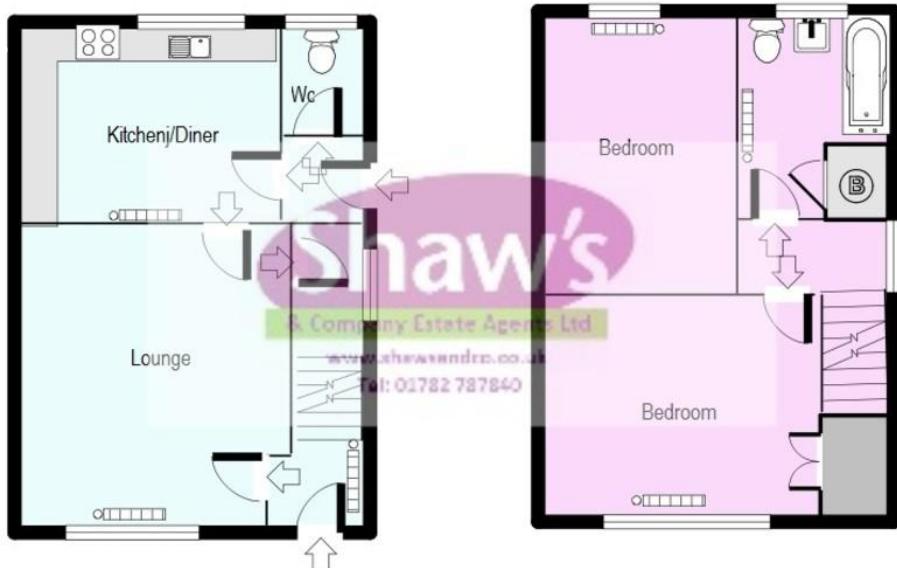
LOCAL AUTHORITY  
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)  
Current: Potential:







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given  
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