



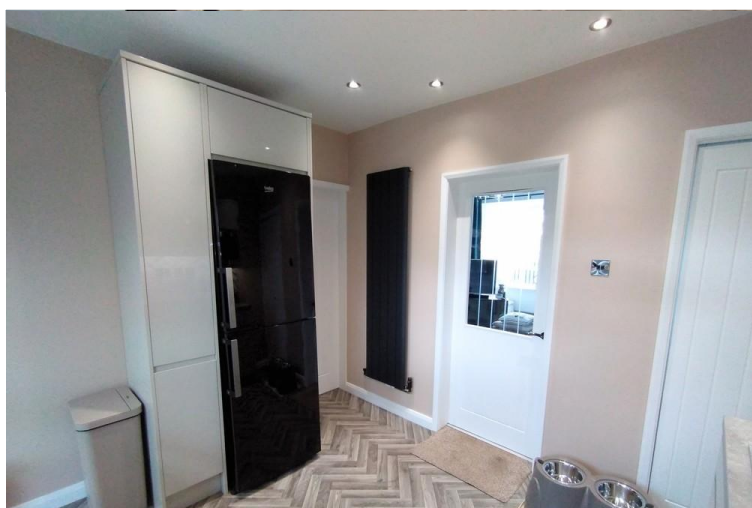
**High Street**  
**Sandyford, ST6 5PD**

- SPACIOUS END TOWN HOUSE
- MODERNISED & UPDATED
- POPULAR LOCATION
- EASY ACCESS TO THE A500/A34
- PORCH, HALL, BAY WINDOW LOUNGE
- UPDATED KITCHEN/DINING ROOM
- CONSERVATORY, UTILITY & CLOAKS
- GOOD SIZED PLOT

**Offers In Excess Of**  
**£160,000**







## Property Description

### INTRO

A spacious three bedroom end town house beautifully presented & modernised throughout comprising, porch, hall, a bay window lounge, an updated kitchen/dining room, utility, cloaks/w.c, conservatory, three bedrooms, a family white bathroom suite. Externally a block paved frontage for parking. A good sized landscaped rear garden area, all enclosed. UPVC double glazing & gas central heating. Access to all local amenities is easy leading to the A500/M6 network etc. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 5PD. From Kidsgrove, proceed through Goldenhill and the property can be found on the left hand side.

### ENTRANCE PORCH

Entered through a UPVC door, UPVC windows. Tiled floor. Door to:



#### ENTRANCE HALL

Entered through a part glazed UPVC door. Staircase to the first floor. Tiled floor.

#### LOUNGE

12' 11" x 11' 8" (3.94m x 3.56m)

Bay window to the front elevation. Laminate flooring, radiator.

#### KITCHEN

10' 7" x 9' 6" (3.23m x 2.9m)

Window to the rear elevation. Updated kitchen comprising: a range of fitted wall and base units, ceramic sink, worksurfaces. Built in double oven, hob with extractor over, microwave. Understairs store, recessed downlighting, vertical radiator. Cupboard with modern Worcester Gas combi boiler.



#### UTILITY ROOM

Fitted base and wall units, downlighters to the ceiling. Arch to;

#### CLOAKROOM

Low level W.C, wash hand basin and cabinet, cushion flooring, radiator.

#### CONSERVATORY

Accessed from the kitchen diner. Tiled floor, radiator.



#### FIRST FLOOR LANDING

Access to the loft, which our vendor informs us is boarded for storage with an electric light. Window to the side. Doors to:

#### BEDROOM ONE

11' 3" x 9' 11" (3.43m x 3.02m)

Window to the front elevation, radiator.

#### BEDROOM TWO

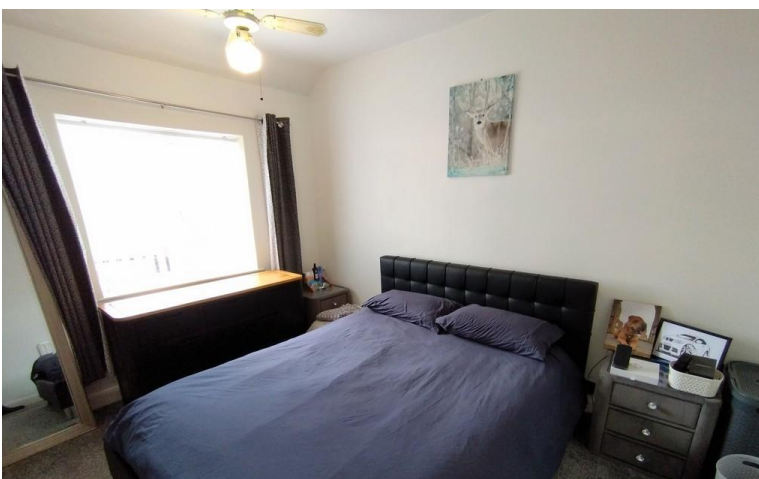
11' 10" x 9' (3.61m x 2.74m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

7' 10" x 6' 3" (2.39m x 1.91m)

Window to the rear elevation, radiator.



#### BATHROOM

Window to the front elevation. Suite comprising: panelled bath with Triton shower over, low level W.C, wash hand basin. Splash back tiling, downlighting to the ceiling. Store cupboard.





## EXTERNALLY

### FRONTAGE

A paved frontage to the front and side of the property provides off road parking.

### REAR

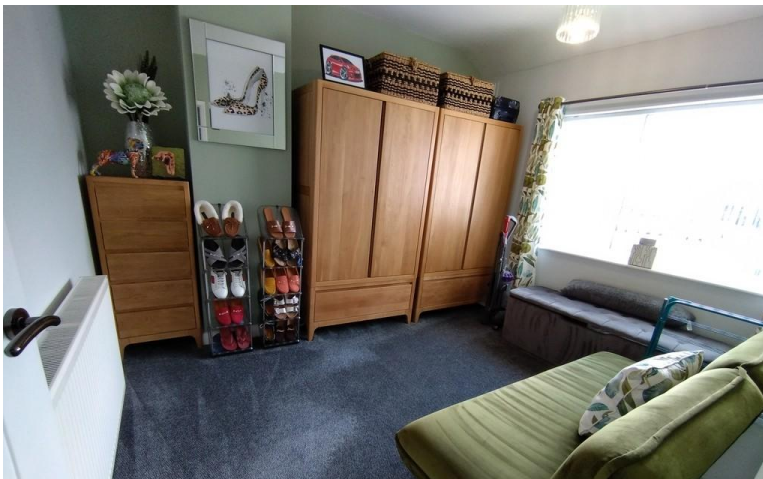
A generous garden laid to lawn with shrub borders. Cold water tap. A useful garden area to the side of the house. A detached UPVC Conservatory is located in the garden.

### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

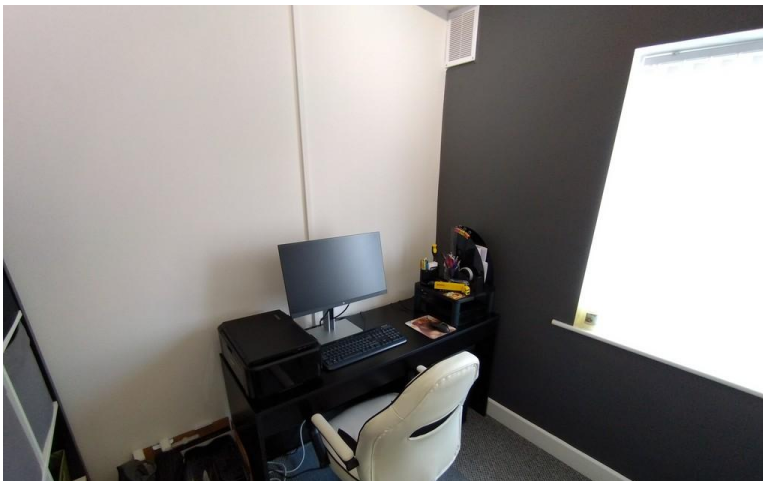
### LOCAL AUTHORITY

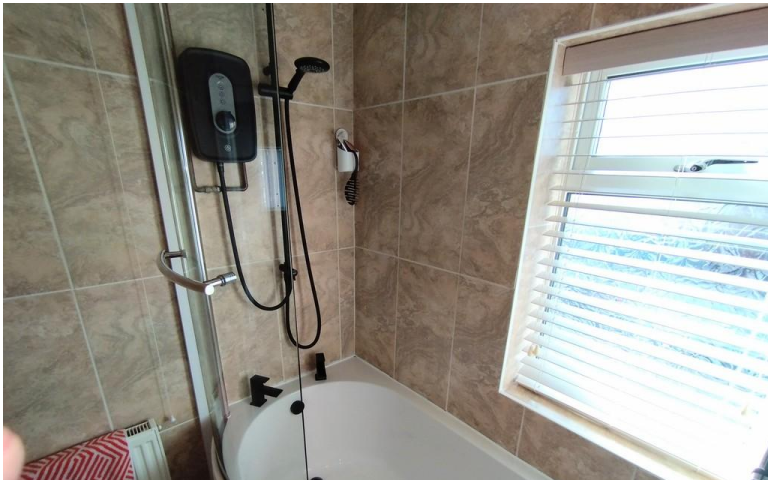
Stoke On Trent City Council

### COUNCIL TAX BAND A

### EPC RATING (PDF available online)

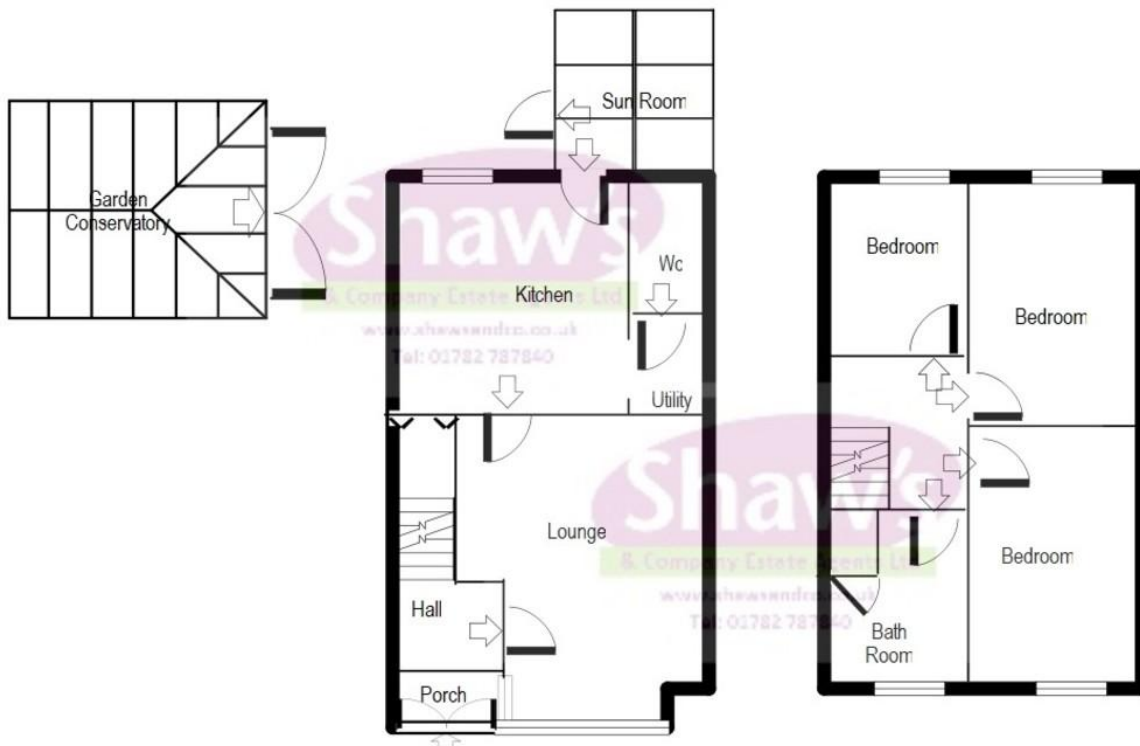
Current: 59D Potential: 85B











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.  
 Made with Visual Builder

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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