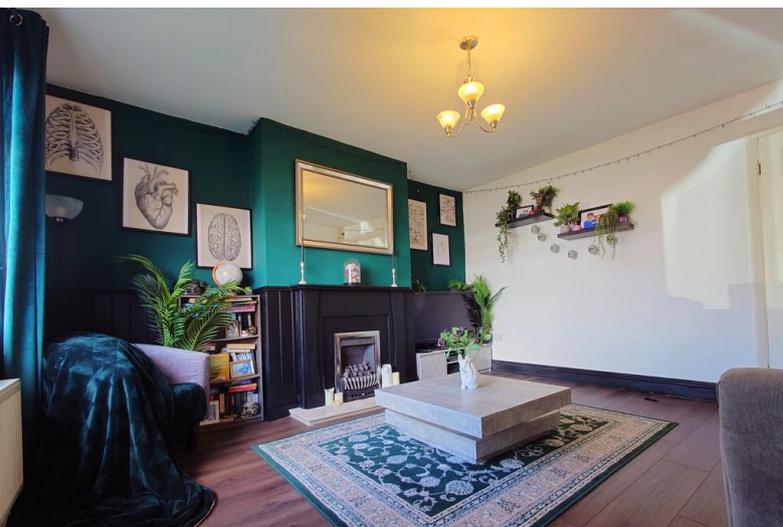
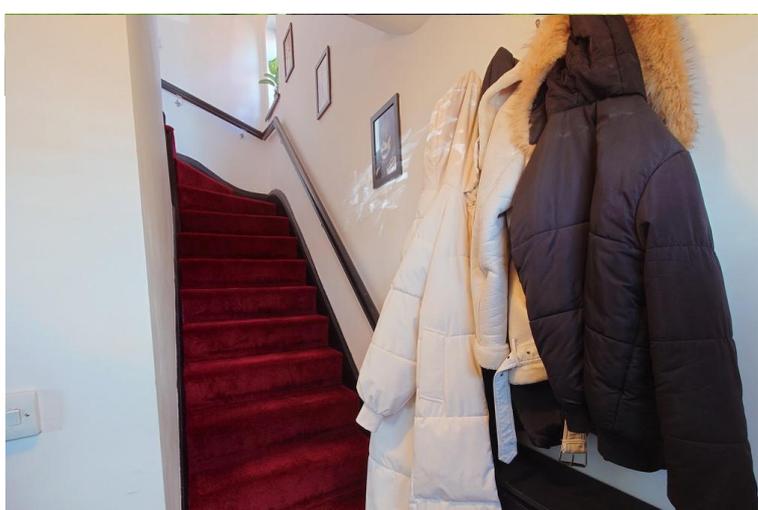
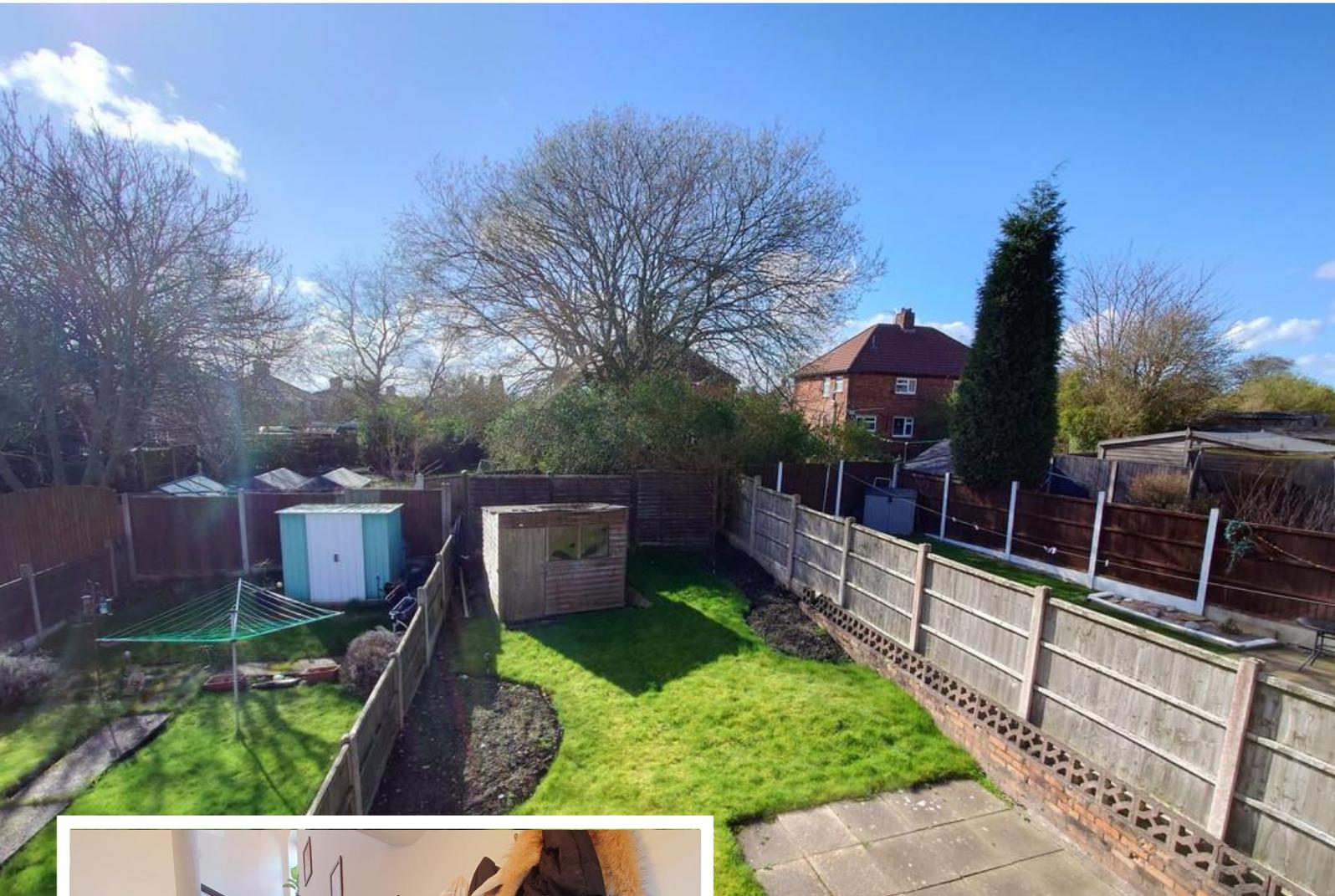




Broadfield Road
Sandyford, ST6 5PW

- AN END TOWN HOUSE
 - BEAUTIFULLY PRESENTED
 - RE-PLASTERED, NEW DECOR & FLOORING THROUGHOUT
 - TWO BEDROOMS, STUNNING BATHROOM
 - LOUNGE, KITCHEN/ DINER, CLOAKS/W.C
 - DRIVEWAY FOR PARKING
 - LOVELY REAR GARDEN
 - HIGHLY AMENABLE LOCATION
- £135,000**





Property Description

INTRO

Shaw's are proud to present this beautifully presented END TOWN HOUSE WITH PARKING comprising: Entrance hall, Lounge, updated kitchen/diner, downstairs cloaks/w.c, TWO BEDROOMS and a first floor stylish modern bathroom. Externally the property features a driveway with parking, and boasts a nicely presented and enclosed rear laid to lawn and paved garden. Timber double glazing & gas central heating from a combi boiler (fully serviced) Also benefitting from cavity wall and loft insulation. 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

From the Tunstall bypass round about (by KFC and McDonalds) proceed along the A50 High Street, turn left into Broadfield Road, where the property can be found on the left hand side as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE HALL

Front entrance door. Radiator with cover. Staircase to the first floor. Door to:

LOUNGE

13' 7" x 12' 10" (4.14m x 3.91m)

Window to the front. Radiator. Fire (currently decommissioned) and feature surround. Laminate flooring. Wall mounted central heating thermostat. Door to useful understairs store cupboard, also having window to the side, and gas meter in cupboard.



KITCHEN/ DINER

12' 11" x 9' 4" (3.94m x 2.84m)

This lovely modernised kitchen suite offers plenty of base and wall mounted cupboard units, with worksurfaces above. Space for a dining table. Space for a tall standing fridge freezer. Space and plumbing for a washing machine. Single drainer sink unit. Radiator. Electric consumer unit/meter within cupboard. Splash back tiling. Eye level oven/grill. Electric induction hob, with extractor hood above. Cushion flooring. Spotlight track. Window overlooking the rear garden. Electric consumer unit. Door to side/rear garden access.



CLOAKS/ W.C

5' 8" x 2' 11" (1.73m x 0.89m)

A low level W.C and wash hand basin. Small raised window to the rear garden. Cushion flooring.

FIRST FLOOR LANDING

Access to the loft (fully insulated, and with no boarding) Window to the side elevation.

BEDROOM ONE

16' 5" x 10' 6" (5m x 3.2m)

Two windows to the front, radiator.

BEDROOM TWO

12' 7" x 9' 3" (3.84m x 2.82m)

Window to the rear, radiator.



BATHROOM

9' 2" x 6' 9" (2.79m x 2.06m)

A stunning modernised bathroom suite with panelled bath, and mains pressured shower attachment, glass shower screen. Low level W.C. Wash hand basin. Chrome towel radiator. Part tiled walls. Tiled flooring. Frosted window to the rear. Door to store cupboard, also housing the Vaillant gas combi boiler (fully serviced).



EXTERNALLY

FRONT GARDEN/ DRIVEWAY

A paved patio driveway provides parking, with laid to lawn garden area. Gravelled stone pathway. Enclosed with wall to the front and gate/fenced access to the side and rear.

REAR GARDEN

A paved area leads to a well presented laid to lawn garden, enclosed with fencing. Timber shed, and garden furniture are included in the sale.

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



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.



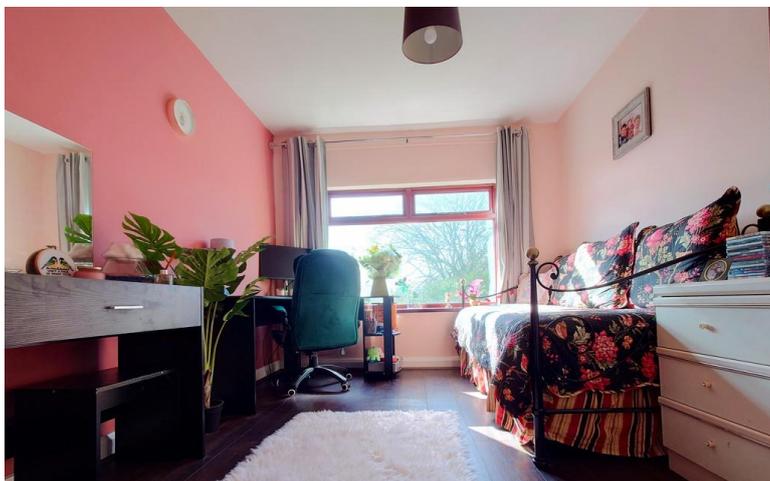
MORTGAGES

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: 68D Potential: 83B







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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 01782787840

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