



**53 Cotton Road**  
**Sandyford, ST6 5QB**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED HOUSE
- WITH A FAR REACHING VIEW
- BLOCK PAVED DRIVEWAY & FRONTAGE
- GOOD SIZED LOUNGE
- KITCHEN/DINING ROOM
- CLOAKS/W.C
- TWO DOUBLE BEDROOMS

**£120,000**





## Property Description

### DESCRIPTION

Cotton is a soft fibre & we're not spinning a yarn! A truly stunning well improved residence offered for sale with a far reaching pleasant view. The property is approached by a block paved driveway & frontage, leading to the house, comprising, hallway, good sized lounge, kitchen/dining room, cloaks/w.c, two double bedrooms, a first floor white updated bathroom. UPVCC double glazing & updated combi gas boiler keeping you toasty. A landscaped rear garden provides outside space & a good degree of privacy with the view to Bradwell & Talke, attracting lots of afternoon & evening sun. The property is within easy access to lots of local amenities & road links to the A500/A34 Viewing imperative without delay!

### DIRECTIONS

Please follow Sat Nav for postcode ST6 5QB. From Kidsgrove, turn right in to Broadfield Road, then right in to Cotton 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. Radiator. Door to:

#### LOUNGE

13' 6" x 12' 10" (4.11m x 3.91m) Bay window to the front elevation. An attractive room with coving to the ceiling, useful understairs store. Two radiators. Door to:

#### KITCHEN/DINER

12' 11" x 9' 3" (3.94m x 2.82m) Window to the rear elevation. A fitted kitchen comprising a range of wall and base units, worksurface over, single drainer sink with mixer tap. Defined dining area. Tiled floor. Door to:



#### SIDE ALLEY/HALL

Accessed through a half glazed UPVC door. Door to:

#### CLOAKROOM

Window to the rear elevation. Low level W.C. Radiator.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

14' 9" x 10' 5" (4.5m x 3.18m) Having two windows to the front elevation. Fitted wardrobes. A good sized room with the potential to split, in order to create a further bedroom or study area.



#### BEDROOM TWO

12' 7" x 9' 1" (3.84m x 2.77m) Window to the rear elevation affording far reaching views. Radiator.

#### BATHROOM

9' 3" x 6' 11" (2.82m x 2.11m) Window to the rear elevation. The good sized family bathroom has a white suite comprising. Panelled bath with over bath shower. Low level W.C, wash hand basin. Splash back tiling. Store cupboard housing the gas central heating boiler.



#### EXTERNALLY

##### FRONTAGE

A block paved drive provides parking. A timber gate gives access to the rear of the property.

##### GARAGE

Concrete sectional structure , providing useful storage.

##### REAR GARDEN

Being a generous size and boasting a degree of privacy. Laid to lawn, shrub borders, patio area and far reaching



views towards Bradwell and Talke. The garden attracts the sun most of the day through to the evening.

#### 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.





**EPC RATING (PDF available online)**

EPC Current Energy Efficiency: TBC

EPC Potential Energy Efficiency: TBC

43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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