

Shaw's & Company Estate Agents Ltd

Sandy Road

Sandyford, ST6 5LN

- BEAUTIFULLY PRESENTED
- GOOD SIZED REAR GARDEN
- OPEN VIEWS & COUNTRYSIDE TO REAR
- HALL, LOUNGE, SPACIOUS KITCHEN/DINER
- TWO DOUBLE BEDROOMS, BATHROOM
- FAR REACHING VIEW TO REAR
- UPVC D/G, GCH
- CONVENIENT LOCATION

£154,500











Property Description

INTRO

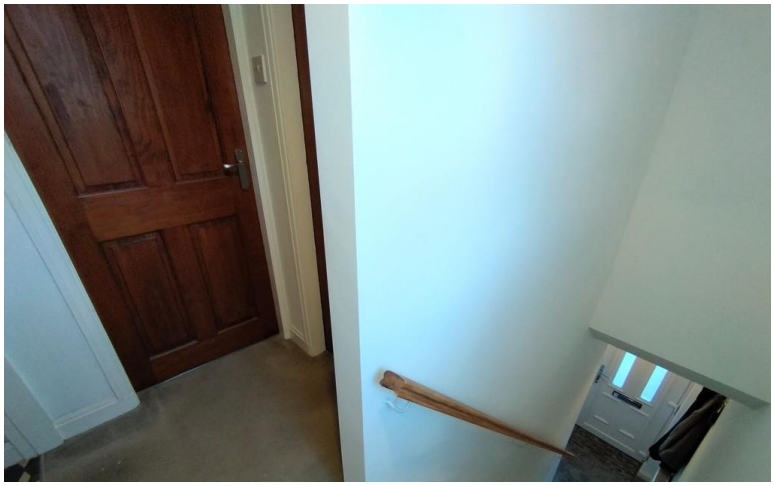
Shaw's & Co are delighted to bring to the market a beautifully presented two bedroom end town house set within a good sized landscaped beautiful garden with open countryside to the rear. An ideal first time buy or investment property for the landlords. The property comprises hallway, a lounge, spacious kitchen/dining room with storage, a master bedroom, a second bedroom to the rear with a far reaching view. Double width parking to the frontage, a storage area to the side of the house. UPVC double glazing & gas central heating. A popular convenient location with the A500 approx 10 minutes away yet with lots of countryside walks nearby. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST6 5LN turn off Colclough Lane, turn in to Sandy Road and the property can be found on the left hand side as identified by our for sale sign.









ENTRANCE HALL
Stair case to the first floor, UPVC entrance door, radiator, door to;

LOUNGE
12' 5" x 11' 10" (3.78m x 3.61m)
Window to the front, radiator. Door to;

KITCHEN/DINER
15' 5" x 10' 6" (4.7m x 3.2m)
Comprising fitted base and wall units, worksurfaces, inset sink, a defined dining area, two windows to the rear with pleasant view over the garden. Wall mounted gas boiler, under stair area. UPV part glazed rear access door.

FIRST FLOOR LANDING
Window to the side. Hand rail.

BEDROOM ONE
11' 11" x 10' 6" (3.63m x 3.2m)
Sizes plus recess, fitted wardrobes, window to the front, radiator.

BEDROOM TWO
10' 7" x 8' 5" (3.23m x 2.57m)
Window to the rear with a far reaching view, radiator.

SHOWER/BATH ROOM
8' 1" x 6' 4" (2.46m x 1.93m)
Comprising an enclosed shower cubicle, low level W.C wash hand basin with vanity cabinet, a panelled bath, window to the rear, radiator. Splash back tiling to the walls.

EXTERNALLY
A frontage provides parking spaces. Access to the side of the house with a strorage area.

REAR GARDEN
A good sized landscaped rear garden area with a paved patio area, and laid to lawn garden, broken slate/paved pathway, views over open farm land to the rear from the patio area.

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 .

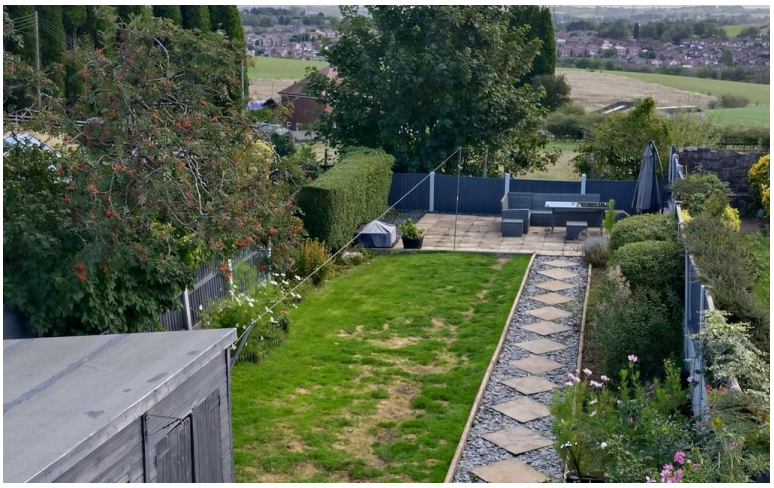
LOCAL AUTHORITY

Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 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.
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