



102 Sandiacre Avenue

Brindley Village, Stoke-On-Trent, ST6 5DJ

As The Greatest Showman song says, 'It's everything you ever want. It's everything you ever need. And it's here right in front of you. This is where you wanna be. It's everything you ever need!' I offer you this stunning three storey town house. Boasting show home quality throughout this spacious family home is one not to be missed. The accommodation comprises a lounge, huge modern kitchen/diner, utility room and cloakroom to the ground floor. To the first floor are the first two of the three double bedrooms on offer, coupled with the contemporary family bathroom. To the second floor you will find the master suite complete with dressing area and en-suite. Externally the property benefits from off road parking to the front and a landscaped low maintenance rear garden which is fully enclosed. Watch this property in the popular Brindley Village development put on the show of a lifetime. It's one show you are not going to want to miss. Call today to book a viewing.

£215,000

102 Sandiacre Avenue

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- STUNNING TOWNHOUSE
- MODERN FITTED KITCHEN/DINER
- DRESSING AREA & ENSUITE TO MASTER
- POPULAR DEVELOPMENT
- SPACIOUS ACCOMODATION
- UTILITY ROOM & CLOAKROOM
- LANDSCAPED REAR GARDEN
- LOUNGE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

5'4" x 4'5" (1.64 x 1.35)

The property has an entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

16'9" x 11'9" (5.13 x 3.59)

A double glazed window overlooks the front aspect. Double glazed doors lead into the kitchen/diner. Television point and radiator.

Kitchen/Diner

16'7" x 15'5" (5.07 x 4.72)

Double glazed patio doors lead out to the rear aspect coupled with Velux window to the roof. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas and partly tiled. Integrated electric cooker and hob with cooker hood above. Wall mounted central heating boiler. Space for fridge/freezer and dishwasher. Radiator and extractor fan. Space for table and chairs.

Utility Room

5'10" x 5'4" (1.80 x 1.64)

Fitted with wall and base units with coordinating work surface areas and partly tiled walls. Space and plumbing for washing machine and tumble dryer. Radiator.

Cloakroom

5'1" x 3'5" (1.55 x 1.06)

Low level W.C, wash hand basin with tiled splashback. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the front aspect. Airing cupboard housing hot water cylinder. Radiator.

Bedroom Two

14'7" x 8'5" (4.46 x 2.59)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

11'10" x 8'8" (3.61 x 2.66)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

9'1" x 6'9" (2.77 x 2.07)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, seperate shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

SECOND FLOOR

Master Bedroom

22'4" x 11'8" (6.82 x 3.56)

A double glazed window overlooks the front aspect. Eaves storage and loft access hatch. Television point and radiator.

Dressing Area

Velux window to the rear. Radiator.

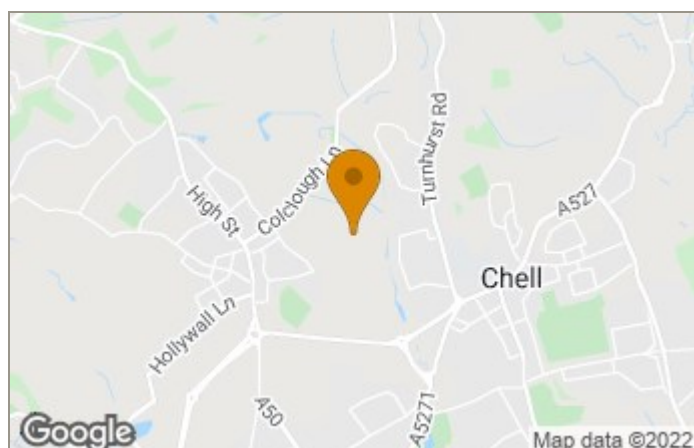
En-Suite

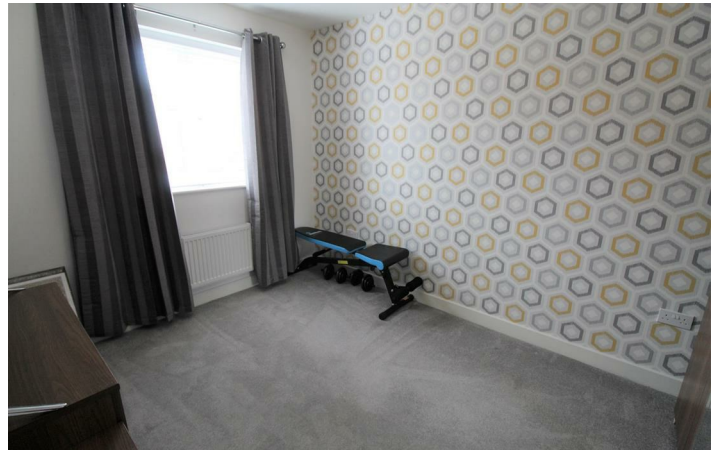
7'4" x 6'11" (2.24 x 2.11)

A double glazed Velux window overlooks the rear aspect. Fitted with a suite comprising double shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and radiator.

EXTERIOR

To the front the property benefits from a tarmacadam driveway with off road parking for two vehicles. To the rear the garden is laid to artificial lawn with decked seating area and open storage shed. Paved pathway and patio area lead from the house to the rear garden access. Fully enclosed by panelled fencing and access gate to rear.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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