



**20 Sandiacre Avenue, Stoke-On-Trent, ST6 5BX**  
**Offers in excess of £210,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Tucked away in a pleasant cul-de-sac position, Sandiacre Avenue enjoys a peaceful setting overlooking green space while remaining well connected to local amenities. Located in the ST6 area of Stoke-on-Trent, the property is within easy reach of everyday shopping facilities, schools and leisure options, as well as larger retail destinations such as The Potteries Centre. Stoke-on-Trent is famously known for its rich ceramics heritage, celebrated at attractions like the World of Wedgwood. For commuters, the A500 provides convenient access to the M6 motorway network, connecting to Manchester, Birmingham and beyond, while local parks and open spaces offer plenty of opportunity to enjoy the outdoors close to home.

The property itself is a well-presented three-bedroom semi-detached home, occupying a particularly private spot thanks to its cul-de-sac location. The ground floor comprises a comfortable living room, a spacious kitchen/diner with double doors opening onto the rear garden, and a convenient WC. To the first floor are three bedrooms - two doubles and a single, including a principal bedroom with its own en suite, alongside a modern three-piece family bathroom. Externally, the rear garden is generously sized and mainly laid to lawn with a patio area, ideal for relaxing or entertaining. A side gate provides access to the driveway, completing this attractive and practical family home.

### Front

Tandem driveway for two/three, garden laid to pebbles and artificial lawn.

### GROUND FLOOR

#### Living Room 14'5" x 9'6" (4.4m x 2.9m)

Window to front, carpet, radiator, painted and wallpaper walls, storage under stairs, door to kitchen/diner.

#### Kitchen/Diner 11'5" x 11'5" (3.5m x 3.5m)

Wall mounted and base units, integrated electric hob, oven, extractor, space for washing machine and fridge freezer, utility space with boiler, lino flooring, painted walls, radiator, double doors to garden, door to WC.

#### Cloaks/WC 5'10" x 2'7" (1.8m x 0.8m)

Lino flooring, toilet, sink, radiator, painted walls.

### FIRST FLOOR

#### Bedroom 9'10" x 8'6" (3m x 2.6m)

Front facing, window to front, carpet, painted walls, integrated storage, radiator, door to en suite.

#### En Suite 6'6" x 4'7" (2m x 1.4m)

Walk in shower, toilet, sink, tiled and painted walls, lino floor.

#### Bedroom 13'9" max x 8'6" (4.2m max x 2.6m)

Rear facing, window to rear, carpet, painted walls, radiator.

#### Bedroom 7'6" x 6'2" (2.3m x 1.9m)

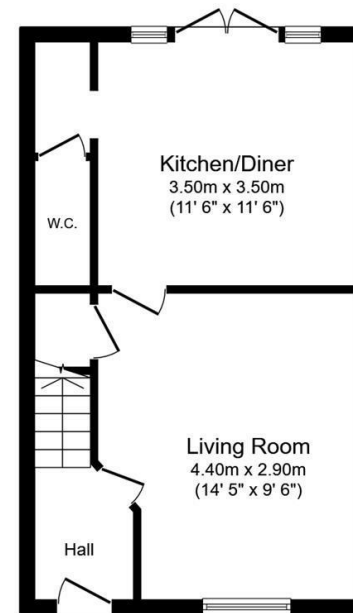
Rear facing, window to rear, carpet, painted walls, radiator.

#### Bathroom 6'2" x 6'2" (1.9m x 1.9m)

Front facing, three piece suite, painted and tiled walls, lino flooring, radiator.

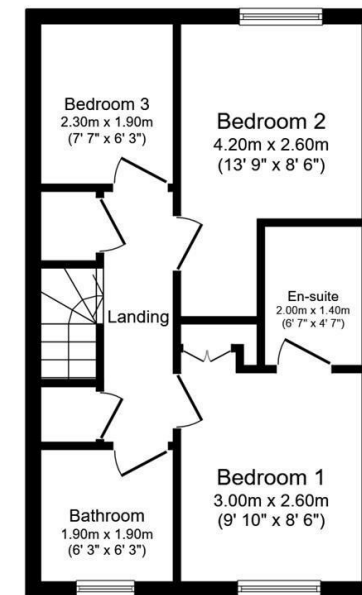
#### Rear Garden

Patio from kitchen, further raised patio area, lawn, wood fence borders, side gate access to tandem driveway.



Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)



First Floor

Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 73.6 sq.m. (792 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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