

**Sandy Road Sandyford Stoke-On-Trent ST6 5LN**



**Offers In The Region Of £125,000**

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With Three bedrooms, lounge, kitchen and sun lounge too -  
There's a good sized garden at the rear, off road parking at the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

Welcome to Sandy Road, Sandyford, a spacious mid townhouse that awaits your personal touch to transform it into your dream home. Situated in a convenient location, this property offers a warm welcome with an entrance hallway leading to a cosy lounge, a functional kitchen, and a sun lounge where you can relax and unwind. With three inviting bedrooms and a well-appointed bathroom, this property provides ample space for a growing family or those in need of a home office or guest room. Outside, you'll find off-road parking for your convenience and a good-sized rear garden, perfect for enjoying outdoor activities or simply basking in the sunshine.

While some general updating is required, this property presents a fantastic opportunity to add value and create a space that truly reflects your style and personality. Plus, with no upward chain, the path to making this house your home is clear and hassle-free. Don't miss out on the chance to make this townhouse your own - schedule a viewing today and start envisioning the endless possibilities that await you at Sandy Road!

### Entrance Hall

With stairs off to the first floor. Radiator.

### Lounge

16'1" into bay x 12'5" (4.92 into bay x 3.79)  
Double glazed bay window to the front aspect.  
Feature fire surround, inset and hearth housing electric fire. Radiator.

### Kitchen

14'6" x 7'11" (4.43 x 2.42)  
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink with single drainer. Part tiled splash backs. Electric hob and built-in oven. Useful storage area.

### Sun/Sitting Room

10'5" x 8'9" (3.20 x 2.69)

Double glazed windows. Two sky lights. Useful storage are housing gas central heating boiler.



### First Floor

### Landing

Loft access.

### Bedroom One

12'5" x 9'6" (3.79 x 2.92)

Double glazed window. Radiator. Laminate flooring.



### Bedroom Two

9'11" x 9'6" (3.03 x 2.92)

Double glazed window. Radiator.



### Bedroom Three

7'10" x 6'5" (2.39 x 1.97)

Double glazed window. Radiator.

### Bathroom

7'8" x 6'3" (2.35 x 1.93)

White suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low level WC. Tiled walls. Radiator. Double glazed window.



### Externally

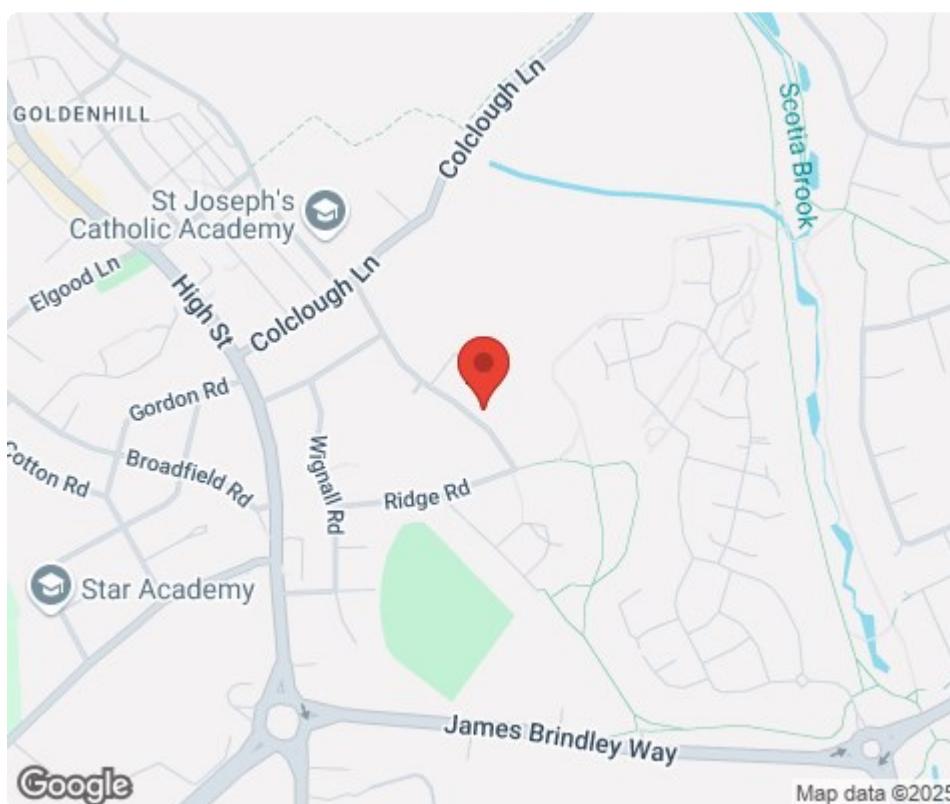
Low maintenance frontage providing off road parking. Shared entry which provides access to the rear garden. Good sized rear garden with patio/seating area and lawn garden.



Approx Gross Internal Area  
81 sq m / 871 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	50
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC