



Sandiacre Avenue,
Brindley Village



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£220,000

A well presented three bedroom semi-detached property with no chain, located in the popular area of Brindley Village. The property benefits from generous accommodation including en-suite to the master bedroom, double glazing throughout, a good sized rear garden with open views out towards Scotia Brook and off street parking for several cars to the front. Located close to amenities, with good commuter links with easy access to the A500. Viewing of this property is highly advisable.





Ground Floor

Entrance Hall

Entrance door leading to stairs to first floor, radiator and thermostat control

Living room

3.66m x 4.35m (12' 0" x 14' 3") Double glazed windows to front and side, two radiators, under stairs storage cupboard.

Kitchen

3.64m x 3.73m (11' 11" x 12' 3") Fitted with a range of wall, base and drawer storage units, fitted hob with extractor fan above, laminated flooring, radiator, double glazed French doors leading to rear garden

Utility

1.02m x 1.98m (3' 4" x 6' 6") Laminated flooring, wall mounted boiler, built in base storage unit

WC

1m x 1.67m (3' 3" x 5' 6") Laminated flooring, WC, wash hand basin, radiator

First Floor

Landing

Access to loft

Master Bedroom

3.46m x 2.94m (11' 4" x 9' 8") Double glazed window to rear, radiator

En Suite

2.71m x 1.2m (8' 11" x 3' 11") Double glazed frosted window to rear, shower cubicle, WC, wash hand basin, vinyl flooring, radiator

Bedroom Two

2.68m x 3.11m (8' 10" x 10' 2") Double glazed window to front, radiator

Bedroom Three

2m x 2.1m (6' 7" x 6' 11") Double glazed window to front, built in timber desk, storage cupboard above stairs, radiator

Family Bathroom

1.68m x 2.19m (5' 6" x 7' 2") Double glazed frosted window to side, bath panel with shower over, WC, wash hand basin, vinyl flooring, radiator

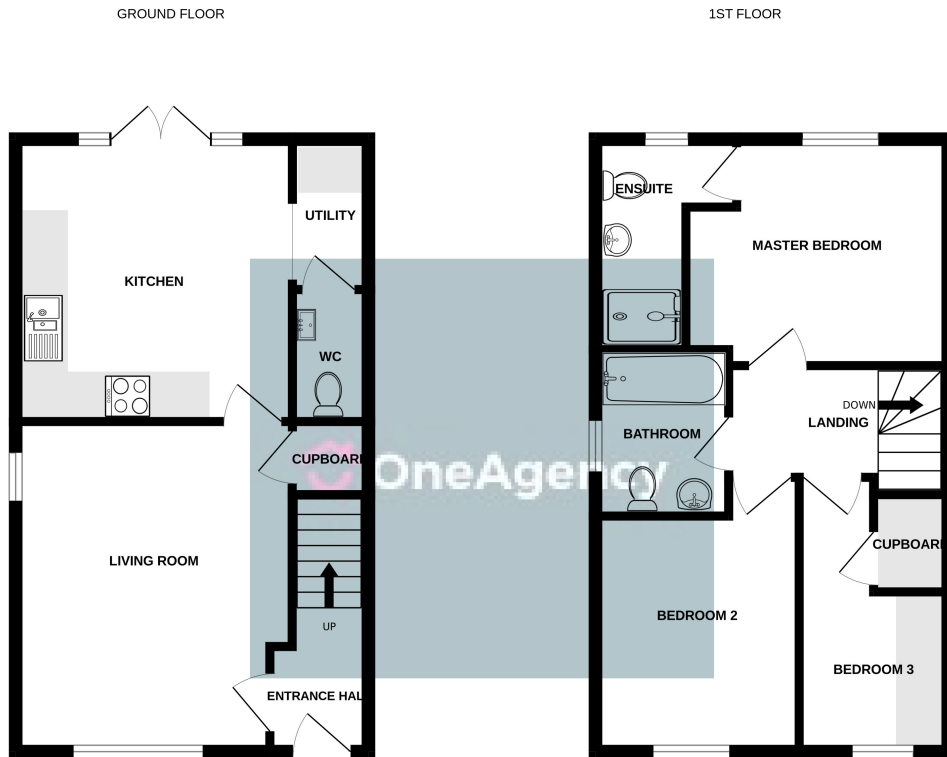
Outside

Good sized rear garden with a patio area, timber garden shed, off road parking for several cars, front garden with hedge

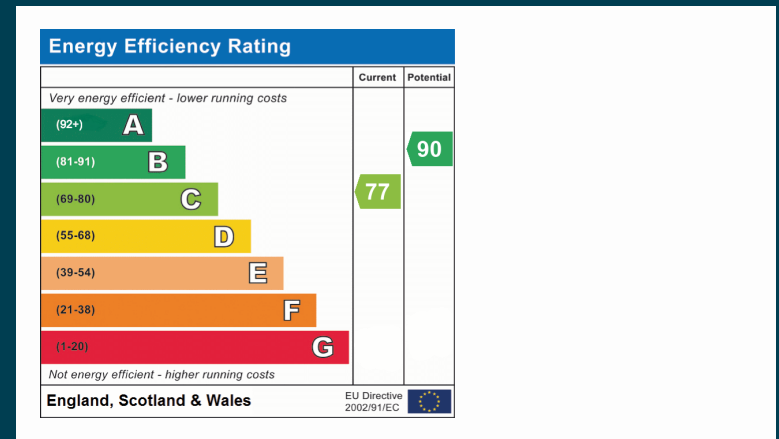
Agents Notes

Stoke-on-Trent City Council council tax band C

We understand there is a yearly management fee and the most recent charge was £152 per annum



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.
Made with Metropix ©2025



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.