



Sandiacre Avenue,
Brindley Village



OneAgency

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£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



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

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

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