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the best move you'll make

Estate Agents

Letting and Management Specialists



40 Sandwood Crescent, Sandford Hill, Stoke-On-Trent, ST3
1AS

£150,000

- Three Generously Sized Bedrooms
- UPVC Windows Throughout
- Utility Room
- South Facing Garden
- Enclosed And Spacious Plot
- Combi Boiler
- Downstairs W/C
- Convenient Location

A three bedroom semi detached house in a convenient location, offered for sale at an excellent price!

This house in Sandford Hill is something of a hidden gem. The accommodation on offer is vast and we are sure this property will appeal to first time buyers and families.

The property occupies an enclosed and spacious plot and features a south facing garden at the back providing the perfect space to relax or to host a family get together.

Internally, the ground floor provides a quiet living room, a utility area with WC, a useful rear porch and a kitchen with space to dine. The first floor offers three generously sized bedrooms and a family bathroom.

Gas central heating is provided from the combi boiler and there are UPVC double glazed windows throughout. Local schools are only a short distance away and although the property is positioned in a quiet location, Longton Town Centre is conveniently nearby.

All in all, a fantastic family home at a really competitive price.

See our online virtual tour and for more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed door. Laminate floor. Radiator. Stairs to the first floor.

LIVING ROOM

19'07max x 10'05 max (5.97mmax x 3.18m max)

UPVC double glazed window. UPVC double glazed patio doors into garden. Laminate floor. Radiator. Two wall mounted electric heaters .

UTILITY

UPVC double glazed window. Timber back door. W/C. Laminate floor

KITCHEN

UPVC double glazed window x2. Radiator. Part tiled walls. Range of base units. Store cupboard.

FIRST FLOOR

LANDING

Carpet. Loft access. Store cupboard with combi boiler.

BEDROOM ONE

13'10 max x 11'06 max 8'04 min (4.22m max x 3.51m max 2.54m min)

UPVC double glazed window. Laminate floor. Radiator.

BEDROOM TWO

10'09 x 10'05 (3.28m x 3.18m)

UPVC double glazed window. Fitted carpet. Radiator

BEDROOM THREE

10'05 max 6'02 min x 8'07 max 5'08 min (3.18m max 1.88m min x 2.62m max 1.73m min)

UPVC double glazed window. Laminate floor. radiator

BATHROOM

8'04 max x 5'04 max (2.54m max x 1.63m max)

UPVC double glazed window. Laminate floor. Radiator. W/C. Wash basin. Bath with shower screen. Tiled walls.

REAR PORCH

9'08 max x 4'08 max (2.95m max x 1.42m max)

UPVC back door and window. Vinyl floor. Plumbing for washer and dryer.


OUTSIDE

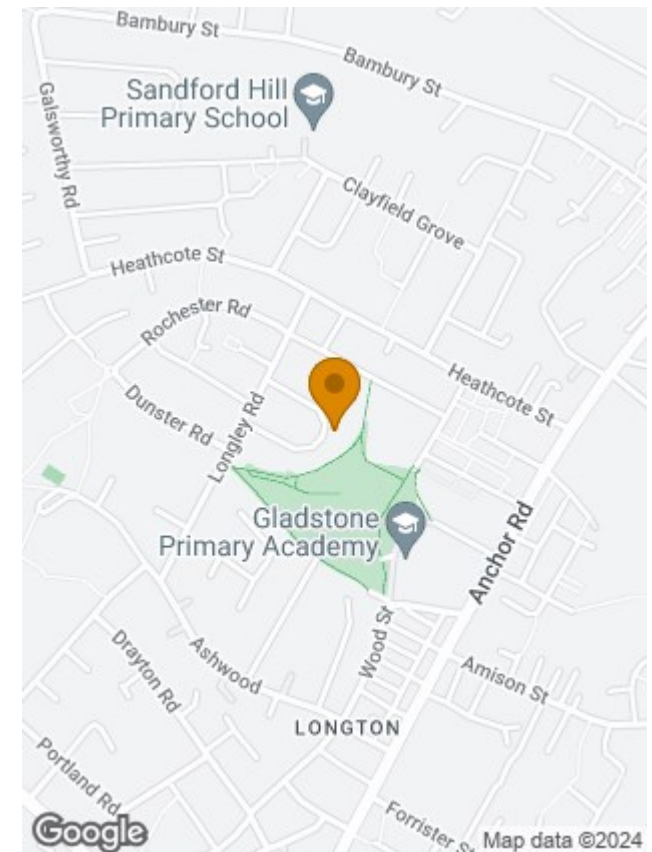
The South facing rear garden has a decked area, patio, lawn and a timber shed.

There are enclosed lawns with borders containing shrubs/ bushes to the front of the property and there is on street parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(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 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 929.0 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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