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Estate Agents

Letting and Management Specialists



53 Sandon Road, Meir, Stoke-On-Trent, ST3 7DH

Offers In Excess Of

£180,000

- Fully Modernised And Truly Stunning!
- Newly Fitted Kitchen
- Solar Panels
- Summer House
- Two Bedrooms
- Stylish Bathroom With Bath AND Separate Shower
- Jacuzzi Hot Tub
- Resin Driveway With EV Charging Point

An outstanding opportunity to purchase this truly stunning two-bedroom property on Sandon Road!

Immaculately presented and fully modernised throughout, this beautiful home has been finished to an exceptional standard, with no expense spared and contemporary styling throughout.

The property boasts a stunning newly fitted kitchen, together with a stylish modern bathroom featuring a separate shower. Every detail has been carefully considered to create a beautiful, ready-to-move-into home. Further benefits include owned solar panels, offering the potential for improved energy efficiency and reduced electricity costs.

Externally, the rear garden is a real highlight and provides the perfect space for relaxing, entertaining and enjoying the warmer months. Features include a wall-mounted, remote-controlled electric canopy, an impressive decked entertaining area ideal for summer BBQs, and a luxurious Jacuzzi hot tub which will be included in the sale. There is also a particularly useful summer house, offering a multitude of potential uses, whether as a home office, hobby room, relaxation space or additional entertaining area.

To the front, the property benefits from a resin-surfaced driveway providing off-road parking, together with the added convenience of an electric vehicle charging point.

Properties of this quality and specification rarely fail to impress. Early viewing is absolutely essential to fully appreciate everything this exceptional home has to offer – this property really does need to be viewed to be believed!





GROUND FLOOR

ENTRANCE HALL
Composite front door. Fitted carpet. Radiator.

LIVING ROOM
13'9 x 13'0 (4.19m x 3.96m)
Fitted carpet. Radiator. UPVC double glazed window. Gas fire. Storage cupboard.

STUNNING FITTED KITCHEN
12'10 x 9 '3 (3.91m x 2.74m '0.91m)
Tile effect flooring. Feature vertical radiator. Two UPVC double glazed windows. Range of wall cupboards and base units with featuring lighting and integrated fridge freezer, washing machine, Belling range cooker and extractor fan. Breakfast bar.

REAR HALL
Composite rear door. Tile effect flooring.

CLOAKS/WC
Vinyl flooring. Part tiled walls. Radiator. Wc. Worcester gas combi boiler.

FIRST FLOOR

LANDING
Fitted carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE
16'5 max x 10'5 (5.00m max x 3.18m)
Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO
12'7 x 9'1 (3.84m x 2.77m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
8'8 x 6'10 (2.64m x 2.08m)
Tile effect flooring. Radiator. UPVC double glazed window. White suite consisting of a bath, separate walk in shower compartment with feature lighting, wash basin in a vanity unit and wc.

OUTSIDE
There is a resin surfaced driveway for off road parking at the front of the house with an EV charging point.

To the rear there is a decked area with a wall mounted electric canopy, artificial lawn, hot tub, two timber sheds with power and a Summer House.








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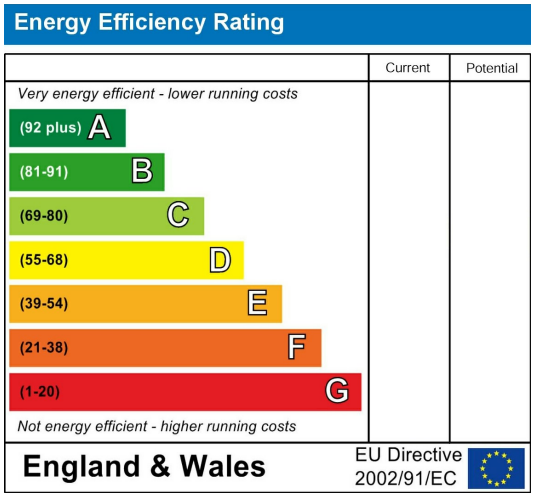
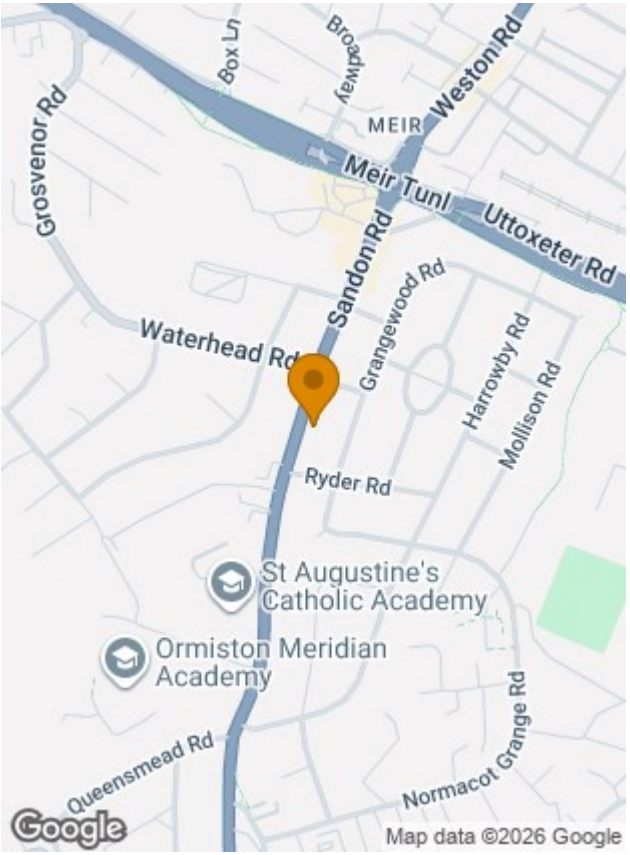

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Grosvenor Rd
Box Ln
Broadway
Weston Rd
MEIR
Meir Tunl
Uttoxeter Rd
Sandon Rd
Grangewood Rd
Waterhead Rd
Harrowby Rd
Mollison Rd
Ryder Rd
St Augustine's Catholic Academy
Ormiston Meridian Academy
Queensmead Rd
Normacot Grange Rd
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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.

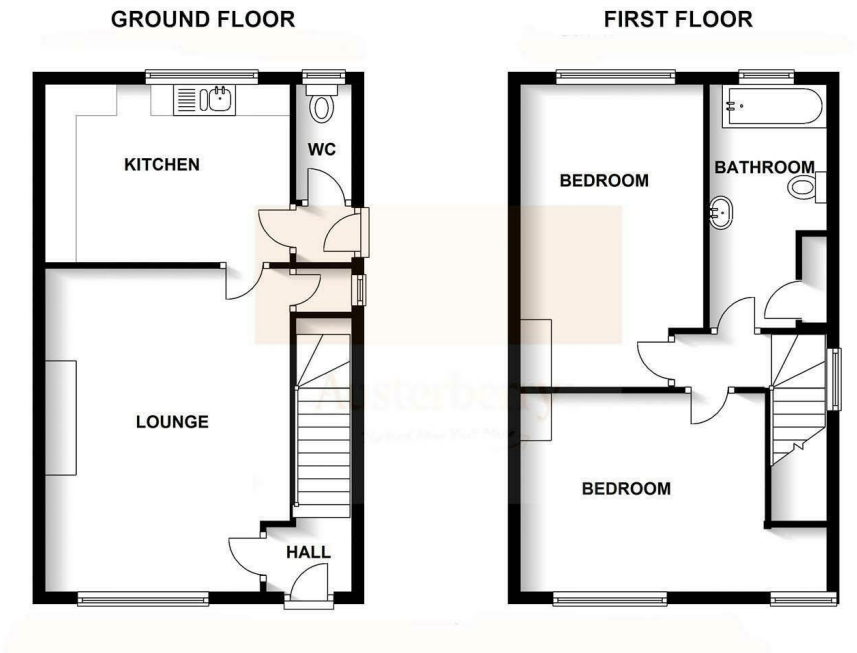
* Room sizes should not be relied upon for carpets and furnishings.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



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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