



£175,000

3 Bedroom Semi-Detached House for sale
28 Sandwood Crescent, Stoke-on-Trent



EweMove
SALES AND LETTINGS



Overview

An opportunity not to be missed, exquisitely presented and in turn-key condition.



Key Features

- Council Tax Band 'A'
- Large Conservatory
- Showcase, Modern, & Fully Loaded Kitchen
- Remodelled & Extended Home
- Gated Rear Access to Park
- Three Good Sized Bedrooms
- Sleek & Modern Bathroom
- Driveway for Off-Road Parking







Sometimes a property just stands head and shoulders above all others, and this is another shining example of a well-cared for, superbly maintained and cherished property that you'll kick yourself for missing out on if you don't act quickly.

Centrally located in Longton this home has been remodelled, extended, and expertly designed internally to present what is now a home offered in turn-key condition with little more to do than simply unpack.

The ground floor space comprises of three main areas with the kitchen, lounge and conservatory. The kitchen is the showpiece of the home, awash with timeless shaker style cupboards complimented with white tiled splashbacks, inset ceiling lighting, mood lighting and ceramic tiled flooring. The feature in here is a central island. All your appliances are catered for with integrated dishwasher, fridge/freezer, supplementary freezer, microwave, gas range cooker and washing machine.

Adjacent to the kitchen is the lounge with a feature gothic style gas fire at the heart of the room. Extending the full depth of the house the lounge is comfortable large enough to accommodate a family and a good range of furniture.

The rear of the house is dominated with a full width conservatory which also includes the much-desired ground floor guest WC. This is a versatile space, accessed from both the lounge and the kitchen, and again is large enough for whole host of uses and is a great entertaining space.

Up onto the first floor are the three bedrooms and family bathroom. Bedrooms one and two are both large double bedrooms, large enough to accommodate a range of bedroom furniture without compromising on space. In keeping with the rest of the home, the decoration in here is of the highest order and both



rooms have a feature panelled wall. Bedroom 3 is a larger than average single room that would accommodate a double bed with relative ease.

The family bathroom is in keeping with the rest of the home and has been updated with floor to ceiling ceramic tiles, 'His n Hers' vanity wash basins, mains fed shower over 'P' shaped bath, toilet, bidet & chrome towel heater.

Pictures can paint a thousand words, but the reality is you need to come and see this for yourself to really appreciate what is on offer here.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

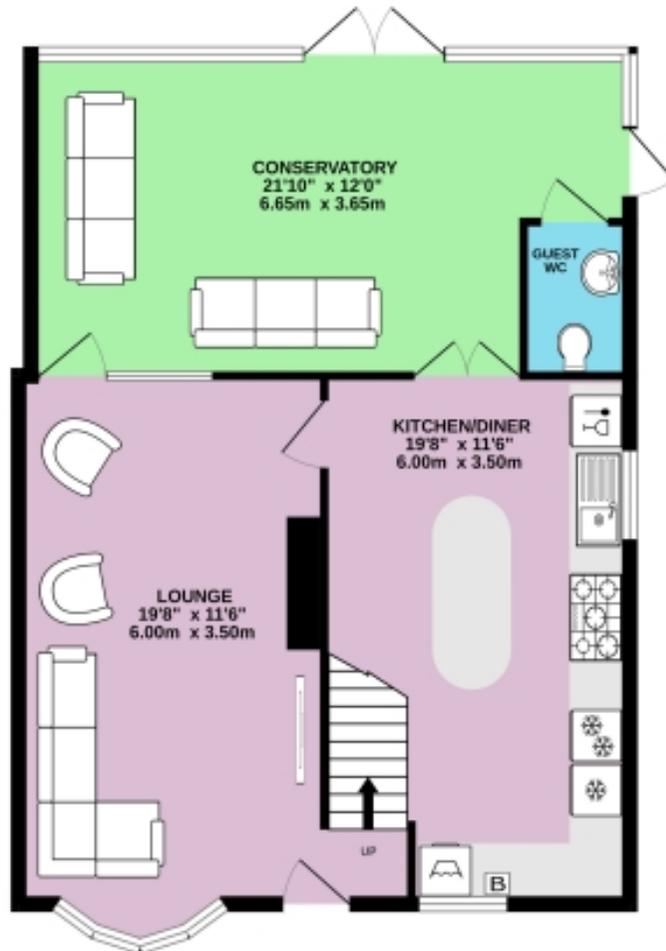
EPC rating: C

Council Tax rating: A

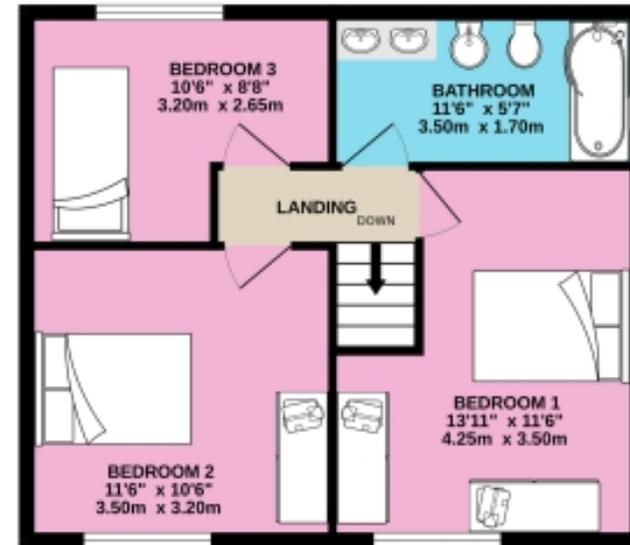
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Floorplans

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

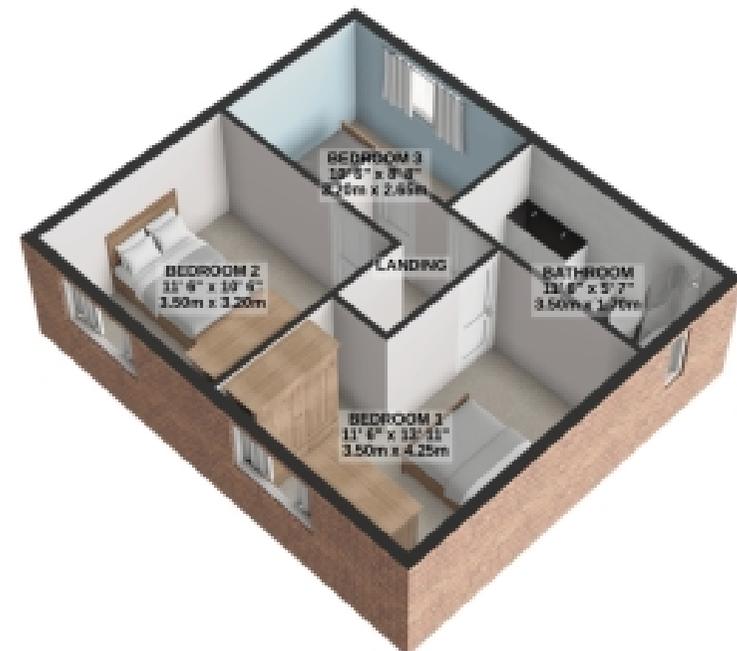
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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