



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £199,950

SHARDLOW CLOSE, STOKE ON TRENT, ST4 2NZ



## KEY FEATURES

- 3 BEDROOM SEMI-DETACHED HOUSE • OFF ROAD PARKING CUL-DE-SAC LOCATION • SPACIOUS OPEN-PLAN LIVING/DINING ROOM • CONSERVATORY • FITTED KITCHEN/UTILITY & CLOAKROOM • MODERN BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • CLOSE TO A50, A500 NETWORK & M6



## DESCRIPTION

Austin & Roe are delighted to offer For Sale this beautifully presented Three Bedroom Family House, situated in the popular Fenpark area. The property comprises an Entrance Porch, Living Room with Dining Area, Kitchen, Utility and Guest WC on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and a Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a gated driveway with space for two cars with access to a useful Carport at the side with external lighting. Through to a covered seating and barbeque area, with external lighting, power and TV point.

To the rear of the property is a lovely garden mainly laid to lawn, a paved patio area for alfresco dining and outdoor entertaining with a very useful workshop and Summerhouse with raised decking area. There is external lighting running around the perimeter.

Council Tax Band B  
Mains Electric and Gas  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding.

Within easy reach of Longton Town Centre and Fenton's shops and amenities. The A50 and A500 are a short drive away.

You can view the virtual tour for this lovely property on our website, Rightmove, On The Market or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/22-shardlow-close>

## LOCATION

From the A50 towards Fenton, turn right at the roundabout on to the A5007 King Street towards Longton, take the first turning on the left on to Park Street, then the first right on to Fenpark Road. Follow Fenpark Road until the fifth exit on the left on to Kelham Road, then turn right on to Shardlow Close. The property is on your right.

## GROUND FLOOR

**Entrance Porch** - The property is entered through a wood effect uPVC glazed door into a welcoming enclosed Porch, with grey decor, a white ceiling with central light, a double glazed window to the side aspect, and a wooden door with glazed panels opening into the lounge.

**Living Room** - 10' 1" x 14' 9" (3.08m x 4.52m) The spacious Lounge has pale grey wall covering throughout with a contrast wall covering to one wall, a white ceiling with central 4 lamp light fitting, a double glazed window to the front aspect, a recessed fireplace with oak beam above and space for an electric fire, a wall mounted central heating radiator, TV connection and a grey fitted carpet. The room flows through to the Dining area.

**Dining Area** - 8' 8" x 8' 3" (2.65m x 2.54m) The Dining Area has neutral wall covering following on from the Lounge with grey fitted carpet, white ceiling with central 4 lamp light fitting, a sliding glass uPVC door leading in to the Conservatory, a wall mounted central heating radiator, an interior door into the Hallway and stairs leading up to the first floor.



**Hallway - 9' 3" x 2' 8" (2.82m x 0.82m)** The Hallway has grey decor with white ceiling and recessed spot lights, white skirting with wood effect flooring, a glazed window to the side aspect, two wooden paneled doors leading in to the Utility and under stairs cupboard and an opening in to the Kitchen.

**Kitchen - 16' 2" x 8' 3" (4.95m x 2.52m)** Step down in to the modern Kitchen which has grey decor with black ceramic brick style splash back, a white ceiling with recessed spot lights, a uPVC double glazed window to the front and an exterior door to the side aspect, a white painted door in to the Pantry, and wood effect flooring. There is a selection of white and grey wall and base units with wooden block effect countertops inset with a stainless steel sink, drainer and chrome mixer tap, chrome above counter power points, an integrated cooker with gas hob and extractor hood above, space for a dishwasher and fridge freezer.

**Utility - 5' 11" x 5' 7" (1.81m x 1.72m)** The bright and welcoming Utility has pale green decor with feature wall covering to one wall, with white ceiling and recessed spot lights, wooden skirting and door architrave, and a pale wood effect flooring. An oak block effect countertop with white porcelain tiles, and space under for a washer / dryer, a wall mounted cupboard with open shelving. Above and below counter power points.

**Ground Floor WC - 5' 1" x 2' 6" (1.57m x 0.78m)** A recently fitted Guest WC, with pale green decor, a feature wall covering, grey paneling to one wall with feature shelf and lighting, white ceiling with recessed spot lights and mid height white porcelain tiles and a wall mounted chrome heated towel rail. The white sanitary ware comprises a compact vanity with contemporary compact basin, chrome single lever mixer tap and a concealed cistern WC with push button flush.

**Stairs and Landing** - The Stairs rise to the Landing above with grey and white decor, a chrome balustrade with white and chrome hand rail, a white ceiling with three pendant light fittings and loft hatch giving access to the roof space above. The stairs have a neutral grey fitted carpet.

**Conservatory - 18' 2" x 9' 5" (5.56m x 2.89m)** The Conservatory flows through from Dining Area, it is constructed of a dwarf white wall with wooden skirtings, and with white uPVC glazed panels above and having opening quarter lights, a door opening onto the paved patio area, a vaulted glazed ceiling, a wall mounted central heating radiator, a feature vertical grey central heating radiator, wall mounted light fittings, a TV connection and wooden flooring.

## FIRST FLOOR

**Stairs & Landing - 5' 6" x 4' 1" (1.7m x 1.27m)** The Stairs rise with a quarter turn from the dining room to the Landing with grey and white decor, a white ceiling with three pendant light fittings and loft hatch giving access to the roof space above and a neutral grey fitted carpet. There are doors opening into the three bedrooms and family bathroom.

**Bedroom 1 - 11' 8" x 11' 0" (3.57m x 3.37m)** The First Bedroom has white decor with a grey contrast wall covering to one wall, a white ceiling with recessed spot lights, a double glazed window to the front aspect with vertical fitted blinds, a wall mounted vertical central heating radiator, built-in wardrobes with grey doors and a TV recess, a grey fitted carpet. Power and telephone points.

**Bedroom 2 - 8' 8" x 11' 9" (2.66m x 3.59m)** The Second Bedroom has white decor with a grey contrast wall covering to two walls, a white ceiling with central pendant light fitting, a double glazed window to the garden with fitted vertical blinds, a wall mounted central heating radiator and a grey fitted carpet.

**Bedroom 3 - 11' 0" x 6' 1" (3.37m x 1.86m)** The Third Bedroom has feature paneling wall covering to dado height, with pale blue decor above and a children's feature wallpaper border, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted vertical blinds, a wall mounted central heating radiator and a grey fitted carpet.

**Family Bathroom - 10' 4" x 5' 7" (3.15m x 1.72m)** The Contemporary Family Bathroom benefits from full height grey marble effect tiling with feature inset shelving, marble effect flooring, recessed spot lights, double glazed window with obscured glass to the rear aspect. The white bathroom suite comprises a bath with tiled panel, a wall mounted grey vanity unit with inset sink, chrome mixer taps and wall mounted mirror above, a concealed cistern WC with push button flush, a shower with blue brick effect tiling and chrome fittings.

## EXTERIOR

**Garden** - To the rear of the property is a lovely garden mainly laid to lawn, a paved patio area for alfresco dining and outdoor entertaining with a very useful workshop and Summerhouse with raised decking area. There is external lighting running around the perimeter.

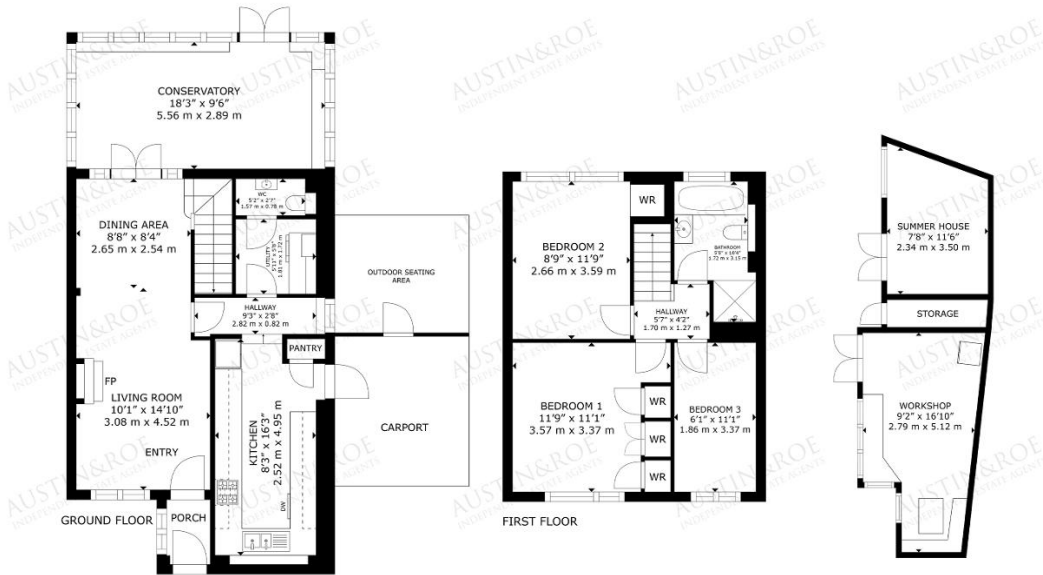
**Summerhouse - 11' 5" x 7' 7" (3.5m x 2.34m)**

**Workshop - 16' 9" x 9' 1" (5.12m x 2.79m)**









GROSS INTERNAL AREA  
 TOTAL: 119 m<sup>2</sup>/1,283 sq ft  
 GROUND FLOOR: 44 m<sup>2</sup>/473 sq ft, FIRST FLOOR: 39 m<sup>2</sup>/420 sq ft  
 EXCLUDED AREA: SUMMER HOUSE / WORKSHOP: 20 m<sup>2</sup>/215 sq ft  
 CONSERVATORY: 16 m<sup>2</sup>/173 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		