



55 Meadow Lane

Trentham, Stoke-On-Trent, Staffordshire, ST4 8DJ

- Three Bedroom Semi-Detached House having Attractive Canal Side Position
- Within Extremely Popular Residential Location
- Well Equipped Kitchen with Various Appliances
- Garage, Conservatory, Additional Rear Porch and Good Size Rear Garden
- Useful Floorboarded Attic with Light, Power and Window
- Vacant with No Further Upward Chain



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Asking Price £200,000

For viewings call 01782 615530

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A three bedroom semi-detached house situated in an extremely popular residential location having the added attractive benefit of enjoying a canal side position to rear boundary.

The property will require selective cosmetic updating with accommodation comprising entrance porch, hallway, lounge, dining room with conservatory off. Well equipped kitchen with various appliances with under-stairs store and good size additional side/rear porch making great potential for a utility or kitchen extension which in turn has internal access to the attached garage. To the first floor there is a landing giving access to three bedrooms and bathroom with spa bath. Driveway to front with garden area and good size private rear garden large enough to give scope for potential rear extension and having an attractive setting overlooking the Trent and Mersey Canal to rear boundary.

The property is currently vacant and is therefore offered for sale with no further upward chain.

Ground Floor

Enclosed Entrance Porch

With uPVC double doors and further glazing either side.

Entrance Hall

With internal aluminium glazed entrance door and further side panel. Staircase to first floor and radiator.

Lounge

13' 10" into bay + double door recess x 12' 10" (4.21m x 3.91m)

With electric coal effect fire having Adam style surround. Wall units and shelving, two radiators, uPVC round bay window to front aspect and glass panelled double doors leading to:

Dining Room

8' 10" x 8' 7" (2.69m x 2.61m)

Also giving access to kitchen, with radiator and large aluminium sliding patio doors opening to:

Conservatory

9' 10" x 7' 6" (2.99m x 2.28m)

Of uPVC double glazing construction with polycarbonate roof, French double doors opening to rear and having tiled floor.

Kitchen

10' 0" into bay x 9' 9" (3.05m x 2.97m)

Having access from hallway and dining room. Comprising one and a half bowl stainless steel sink with mixer tap set within work surfaces and large uPVC square bay window overlooking rear. Fitted range of

base cupboards and drawer units with matching wall cupboards and shelving. Range of appliances comprising fitted fan assisted electric oven, separate four ring ceramic hob with pull out extractor above, integrated fridge and free-standing white good appliances included comprising dishwasher and washing machine. Further inset matching range comprising of cupboard and drawer unit with shelving rack either side, fitted microwave oven and integrated freezer. Tiling to floor and walls and UNDER-STAIRS STORE PANTRY with further tiling to walls and small internal window.

Rear/Side Porch

8' 4" x 7' 8" (2.54m x 2.34m)

Offering great potential for conversion into utility space or possibility of extension incorporation to create a larger kitchen. With oil fired radiator, uPVC window and half glazed uPVC rear entrance door. Personal door access to:

Garage

16' 5" x 7' 9" (5.00m x 2.36m)

With automatic roller door, light/power points, shelving and store cupboards.

First Floor

Landing

With airing cupboard housing gas fired combination boiler and uPVC window to side aspect. Loft access with pull down ladder leading to attic.



Bedroom One

11' 2" to wall x 11' 0" (3.40m x 3.35m)

With range of fitted furniture comprising single wardrobe units either side of bed recess having bedside cabinets and cupboard units above, further matching single wardrobe unit with centre-piece chest of drawers and cupboard above. Additional built-in double wardrobe with drawer units below. Radiator and uPVC window facing to front.

Bedroom Two

11' 0" to wall x 8' 6" (3.35m x 2.59m)

Fitted single wardrobe unit with centre-piece chest of drawers having cupboards above, separate built-in double wardrobe also having cupboards above. Radiator and uPVC window to rear.

Bedroom Three

7' 8" x 6' 4" (2.34m x 1.93m)

With radiator and uPVC window to front.

Bathroom

7' 8" over bath x 5' 5" (2.34m x 1.65m)

Three piece suite comprising spa 'P' shaped bath with curved splash screen having electric shower and separate mains tap spray attachment, pedestal wash hand basin and low level W.C. Tiling to walls, radiator and uPVC window to rear.

Attic

Good size floorboarded attic space with further storage into remaining roof void and having light/power, twin double glazed skylights facing to rear and further uPVC window to side aspect.

Exterior

Front

Block paved driveway, shaped lawn and hedge screening to front boundary.

Rear

Good size private fence enclosed rear garden with attractive canal aspect to rear boundary, shaped lawns and patio areas, plant/shrub borders. Timber framed garden shed and exterior water tap.

Services

All mains services connected.

Central Heating

From gas fired combination boiler to radiators as listed.



Glazing

Sealed unit uPVC double glazing installed.

Tenure

Understood from the vendor to be freehold.

Council Tax

Band 'B' amount payable £1291.14 2020/21. Stoke on Trent City Council.

Measurements

Please note that the room sizes are quoted in feet and inches and the metric equivalent in metres, measured on a wall to wall basis. The measurements are approximate.

Viewing

Strictly by appointment through Follwells.



Contact us today

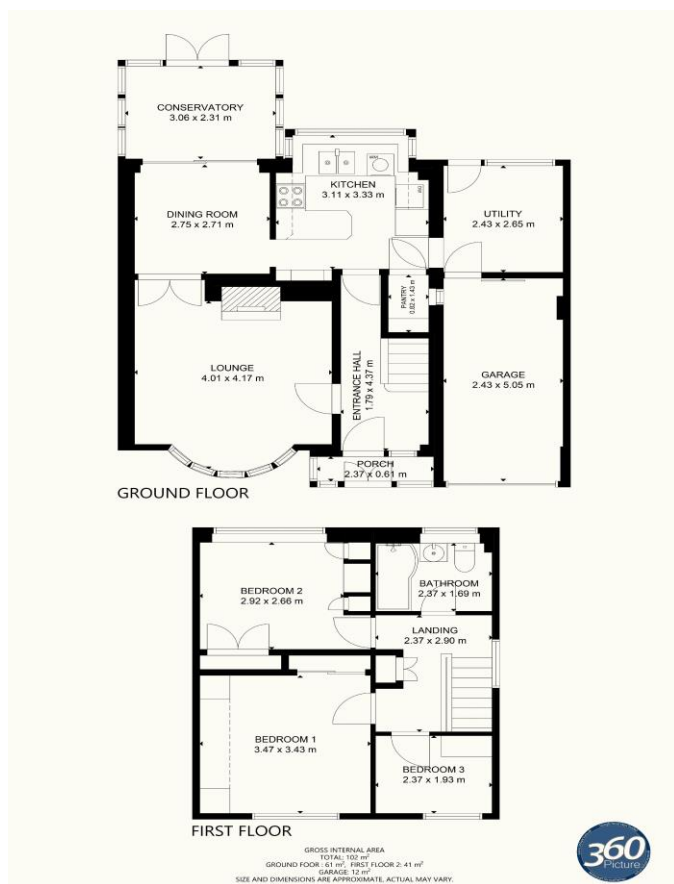
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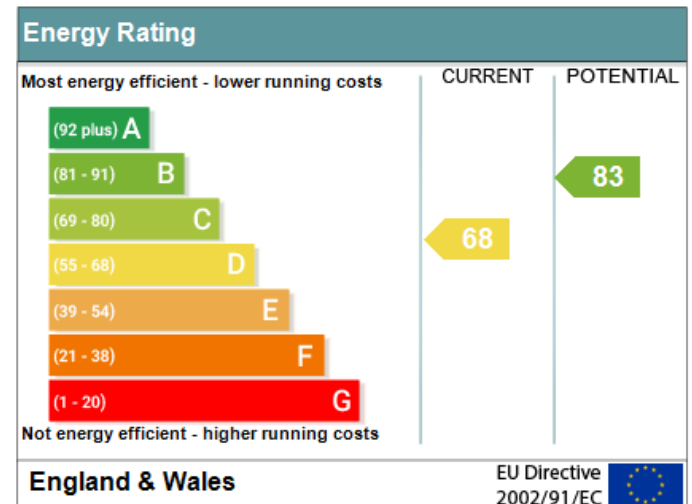


PROPERTY FLOORPLANS



ENERGY PERFORMANCE CERTIFICATE

Address: 55 MEADOW LANE, TRENTHAM, STOKE-ON-TRENT, STOK...
RRN: 1430-9529-8009-0910-1222



NOTE: None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability. All dimensions given are approximate.

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