



Claytonwood Road
Trent Vale



Offers In The Region Of £175,000



56 Merial Street
Newcastle under Lyme
ST5 2AW
01782 625734



42 Claytonwood Road Trent Vale ST4 6LD

Welcome to Claytonwood Road, Trent Vale, Stoke-On-Trent, this semi-detached house is a hidden gem waiting to be discovered.

Although in need of selective modernisation, this house presents a fantastic opportunity to unleash your creativity and transform it into your dream home and offers comfortable living space for you and your family.

Accommodation briefly comprises of an entrance porch and hallway, lounge, open plan kitchen/dining room providing a great space for family meals, downstairs W.C and a conservatory providing extra living space while allowing you to enjoy the beautiful garden views all year round.

The first floor offers three bedrooms, two of which are double and a third single and are all serviced by a modern three piece shower suite.

Outside, you'll find front and rear gardens, a shared driveway offering convenient off-road parking, and the detached garage provides ample storage space for your belongings.

Whether you're a first-time buyer looking to make your mark on a property or an investor seeking a lucrative opportunity, this house is ideal for you.

Ideally located in a sought-after neighborhood in close proximity to the hospital with good access to local amenities, schools, train station and transport links, and with the added benefit of no upward chain, the process of making this house your own is made even smoother.

Call Stephenson Browne to arrange your viewing!

Council Borough: Stoke On Trent

Council Tax Band: A

Tenure: Freehold

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Ground Floor

Entrance Porch

Entrance Hall

W.C

Lounge 15'7" x 10'11" (4.75m x 3.34m)

Kitchen/Diner/Breakfast Room
17'9" x 10'4" (5.43m x 3.17m)

Conservatory 11'5" x 10'5" (3.48m x 3.20m)

First Floor

Landing

Bedroom 1 12'10" x 10'11" (3.92m x 3.34m)

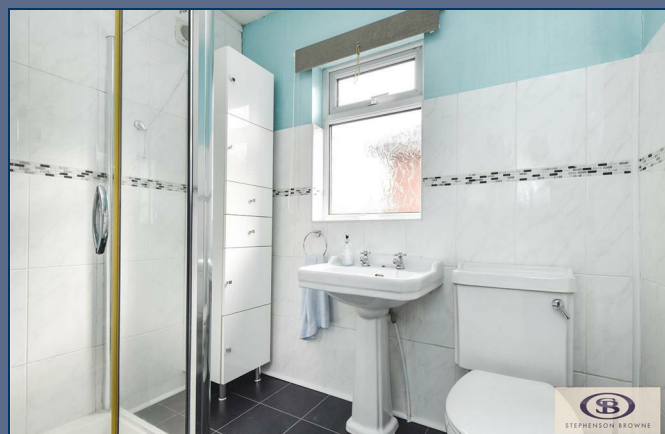
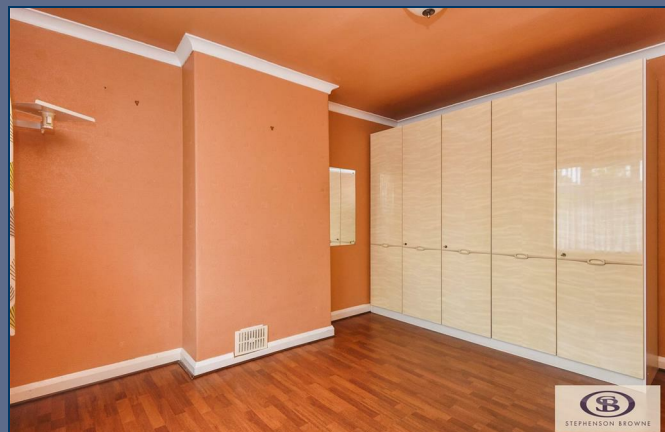
Bedroom 2 13'1" x 10'11" (3.99m x 3.34m)

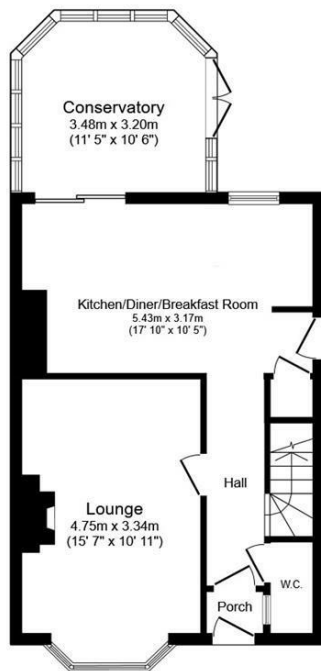
Bedroom 3 9'4" x 6'5" (2.86m x 1.97m)

Shower Room 7'3" x 6'3" (2.21m x 1.93m)

Outside

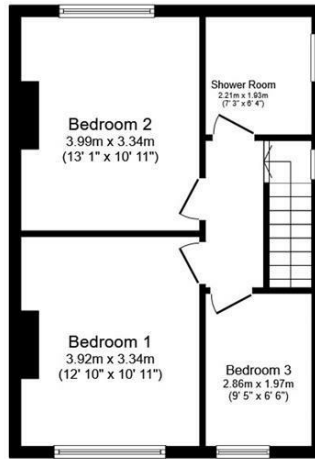
Garage 26'7" x 10'4" (8.12m x 3.15m)





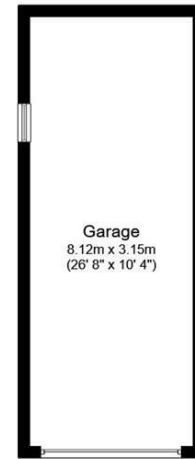
Ground Floor

Floor area 55.8 m² (601 sq.ft.) approx



First Floor

Floor area 43.6 m² (469 sq.ft.) approx



Garage

Floor area 24.5 m² (263 sq.ft.) approx

Total floor area 123.8 m² (1,333 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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