



40 The Lea

ST4 8DY

Offers In The Region Of £300,000



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STEPHENSON BROWNE

Welcome to this fabulous three-bedroom detached family residence located in the highly sought after area of The Lea, Trentham, Stoke-On-Trent.

Occupying a generous, corner plot, this property boasts spacious and well configured accommodation comprising of, entrance hallway, large lounge, open plan family kitchen/dining room, conservatory and downstairs W.C. The first floor offers three well sized bedrooms offering plenty of space for a growing family or accommodating guests and are all serviced by a stunning four-piece bathroom suite.

Externally, the front garden adds a touch of greenery, while the detached garage, along with off-road parking, provides convenience and security.

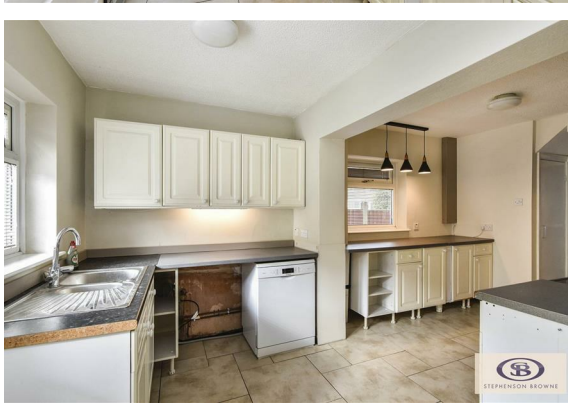
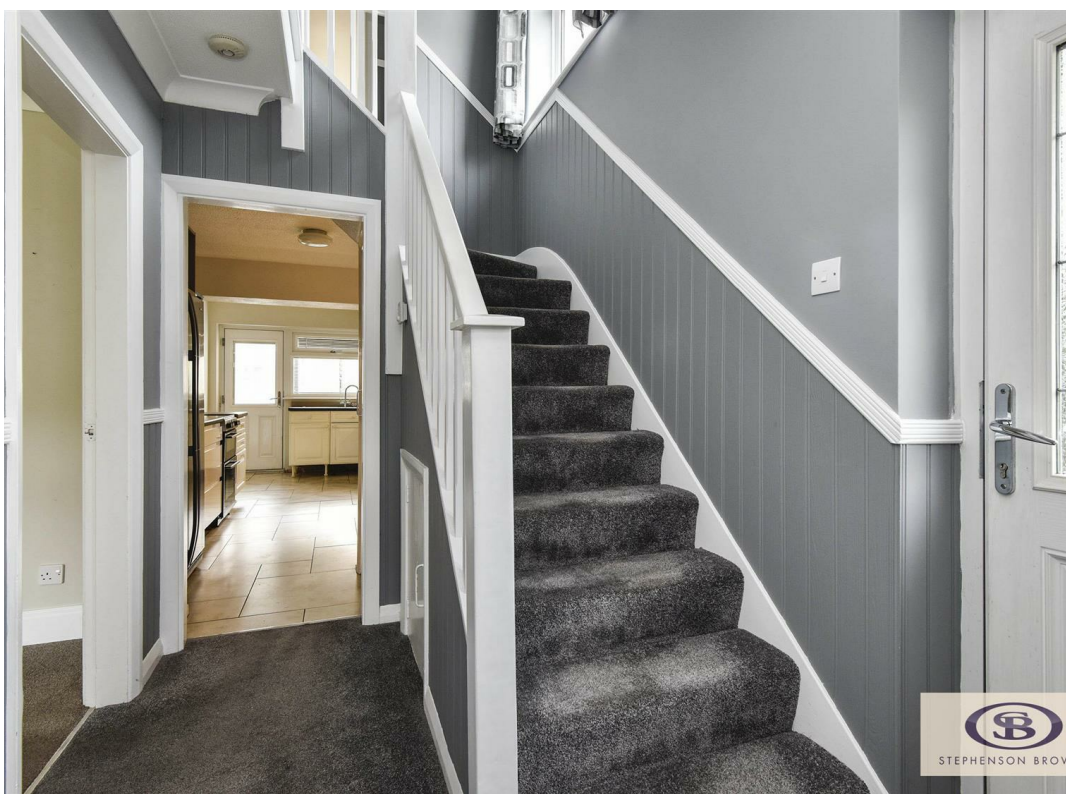
Fully enclosed, private and spacious rear garden with lawn, patio and decking area, with mature borders, all beautifully maintained and presented. This garden is perfect for al-fresco dining and outdoor relaxation.

In close proximity to the Trent and Mersey canal, this property sits on the cusp of delightful walks whilst retaining proximity to all the local amenities, highly rated schools and commuting links like the A34 and A500.

With no Upward Chain, this perfect family home is a true must see!

Don't miss out on the opportunity to own this fantastic property in a sought-after location. Contact us today to arrange a viewing and make this house your new home!

Council Borough: Stoke-On-Trent
Council Tax Band: D
Tenure Freehold



Ground Floor

Side Entrance Hall

Cloaks/W.C.

Lounge

12'11" x 11'7"

Dining Room

14'11" x 9'2"

Kitchen

15'9" x 8'7"

Conservatory

9'1" x 8'2"

First Floor

Landing

Bedroom 1

18'6" x 10'5"

Bedroom 2

12'1" x 10'5"

Bedroom 3

8'11" x 7'6"

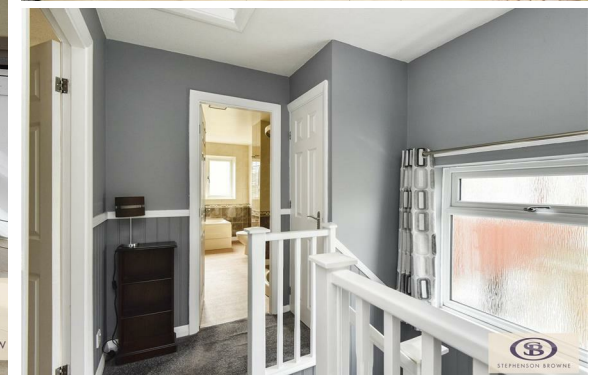
Bathroom

13'1" x 7'5"

Outside

Garage

17'3" x 8'2"



- Fabulous Detached Family Home
- Ground floor cloaks with W.C
- Large Lounge
- Open Plan Fitted Kitchen/Dining Room
- Conservatory
- Three Well Sized Bedrooms
- Large Family Four Piece Bathroom Suite
- Separate Detached Garage & Driveway with Attractive Gardens to Front & Rear
- Highly Desirable Residential Location
- Offered with No Upward Chain !!!



Floor Plan



Ground Floor

Floor area 57.7 m² (621 sq.ft.) approx

First Floor

Floor area 49.2 m² (529 sq.ft.) approx

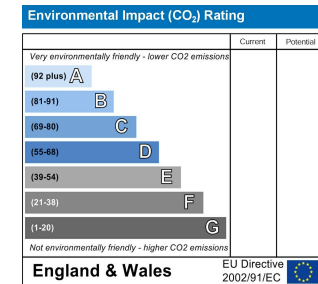
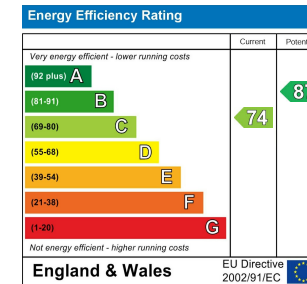
Garage

Floor area 13.3 m² (143 sq.ft.) approx

Total floor area 120.2 m² (1,293 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

Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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