



17 Lindum Avenue

ST4 8DR

£350,000



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C



STEPHENSON BROWNE

Welcome to Lindum Avenue, Trentham, Stoke-On-Trent - a truly remarkable and high specification property that exudes contemporary and spacious family living.

This expansive semi-detached house has been meticulously refurbished to the highest standards, offering a luxurious living experience in a highly sought-after area.

Occupying a generous plot and located in the heart of a quiet and peaceful cul de sac, this property is sure to captivate you!

As you step into the property, you are greeted by a spacious entrance hall that leads into the lounge featuring a charming bay window and also opening through to the large open plan kitchen/diner boasting stylish and modern fitted units, worktops and integral appliances.

This area seamlessly flows into the conservatory providing extra family living space whilst creating a bright and airy space that overlooks the rear garden. Imagine enjoying your morning coffee in this tranquil setting or hosting dinner parties and barbecues with friends and family!

The ground floor also benefits from a handy downstairs W.C/cloaks room.

Upstairs, you will find three generously sized double bedrooms and a modern and luxurious four piece family bathroom suite.

The loft is also insulated with lighting, loft ladder and handrail.

Externally, the property continues to impress with a large block-paved driveway that can accommodate multiple vehicles, a detached garage for extra storage, and a sprawling rear garden that provides endless possibilities for outdoor activities.

This property benefits from being ideally located on the doorstep of Trentham Gardens, local amenities and within catchment of outstanding schools and is also close to excellent transport links.

Offering No Upward Chain.

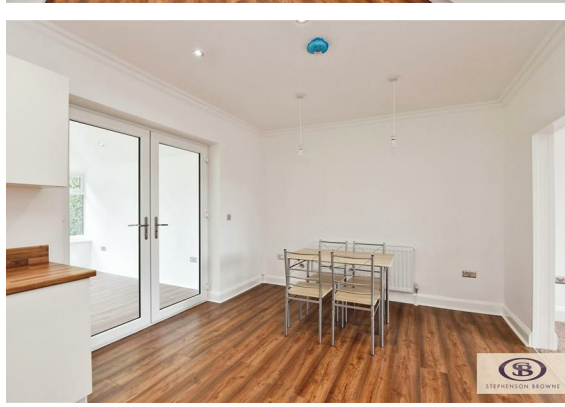
Don't miss this opportunity to make this stunning house your new home.

Contact us today to arrange a viewing and experience the beauty of Lindum Avenue for yourself.

Council Borough: Stoke On Trent

Council Tax Band: C

Tenure: Freehold



Ground Floor

Entrance Hall

UPVC double glazed front door, Frosted UPVC double glazed window, Radiator with thermostat and bleed valve, Carpet Pendant lighting Chrome electrical & light sockets
Stairs leading to the first floor, Smoke and heat detector, Consumer Unit and smoke alarm control panel.

Cloaks/W.C

White W.C and wash hand basin with chrome fittings * Pull cord light switch for white LED dome light * Laminate flooring

Lounge

12'0" x 10'2"
UPVC double glazed bay window * 4 x Chrome double electrical sockets in the lounge (one with a USB port) * Chrome light switch * 6 x chrome spotlights (combination of switching possibilities from the light switch) * Flame LED Electric fire suite with chrome electrical spur * Radiator with thermostat and bleed valve * New Carpet

Kitchen/Dining Room

22'5" x 11'0"
UPVC window in the kitchen area * UPVC double patio doors in the dining area leading into the conservatory * Chrome spotlights across both areas and also pendant lights in the dining area * Baxi 830 (30kw) Gas Combi 2 Boiler with EPH Controls wireless programmable thermostat * Power supplies for fridge, Freezer & washing machine (not supplied) * Cold water feed for washing machine (not supplied) * Modern fitted wall and base units with solid doors & chrome bar handles * Cookology 60cm electric ceramic hob * ElectriQ 60cm curved glass cooker hood in stainless steel * Ibergriif stainless steel sink with stainless steel soap dispenser * Ibergriif chrome mixer tap with pull out spray * 6mm clear tempered glass splashback * Stop tap and water meter * Oak wood mix effect worktop and upstand * Laminate flooring * Carbon monoxide / heat / smoke detectors * Radiator with thermostat & valve * Chrome double electrical sockets in the Kitchen area & Dining Area (with USB port)

Conservatory

10'7" x 9'8"
UPVC conservatory with insulated warm roof, slate effect tiled roof and opening windows and patio doors * Chrome spotlights * 2 x chrome electrical sockets * Laminate flooring.



First Floor

Landing

Stairs and landing carpet * UPVC frosted double glazed window * White handrail * Ceiling rose and chrome light switch * Smoke and heat detector * Loft access, pull-down Loft ladder with handrail

Bedroom 1

13'3" x 11'1"
UPVC double glazed window * Ceiling rose and chrome light switch * 3 x Chrome double electrical sockets (one with a USB port) * Radiator with thermostat * Carpet

Bedroom 2

10'5" x 10'1"
Ceiling rose and chrome light switch * 3 x Chrome double electrical sockets (one with a USB port) * Radiator with thermostat * Carpet * UPVC Double Glazing

Bedroom 3

10'11" 8'8"
UPVC double glazed window * Ceiling rose and chrome light switch * 3 x Chrome double electrical sockets (one with a USB port) * Radiator with thermostat * Carpet

Bathroom

8'8" x 5'6"
White W.C and wash hand basin with chrome fitting * White tiled walls in 800mm square chrome shower cubicle * Chrome mixer shower * UPVC frosted double glazed window * White bath with chrome fittings and white title splashback * Central heated stainless steel towel radiator with thermostat * Extractor fan * 4 x white spotlights with pull cord * Laminate flooring

Outside

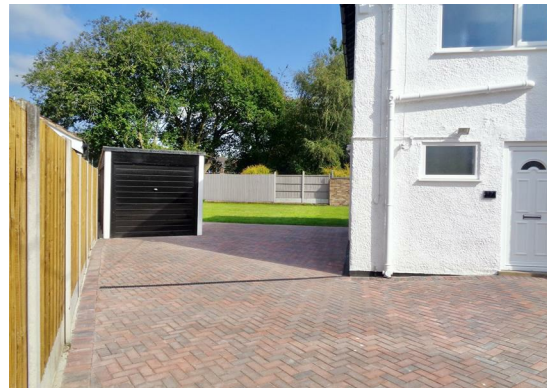
Outside tap at the side of the property * Floodlights with sensors to the front and side of the property * Single garage, with up and over door, * UPVC side door and new felt roof * Electric and Gas smart meters located in understairs room which has a UPVC door and LED strip lighting

Detached Garage

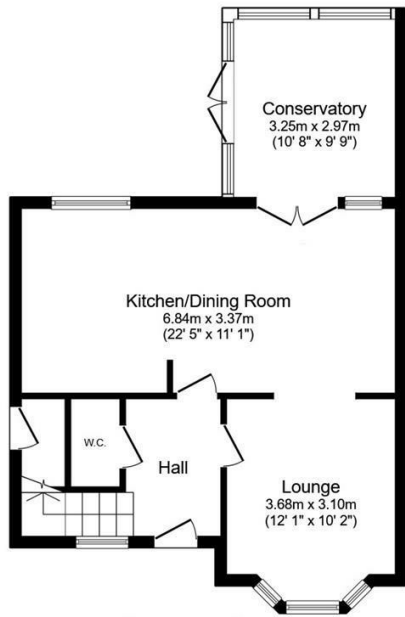
16'0" x 8'2"
A single detached garage with LED strip light and power socket.



- Expansive, High Specification Semi Detached Property
- Fully Refurbished, Extended & Finished to High Quality Standard Throughout.
- Three Double Bedrooms
- Bay Fronted Lounge
- Open Plan Modern Fitted Kitchen/Dining Room & Conservatory
- Downstairs W.C & First Floor Modern Bathroom Four Piece Suite
- Large Plot Featuring Block Paved Driveway, Detached Garage & Large, Lawned Rear Garden
- Potential Scope For Extension Subject To Relevant Consent Being Obtained.
- Highly Sought After Location In Close Proximity to Outstanding Schools, Trentham Gardens, Amenities & Transport Links
- No Upward Chain

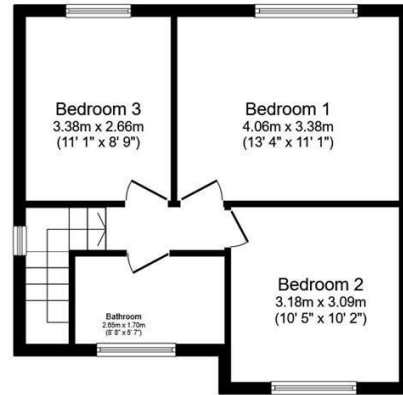


Floor Plan



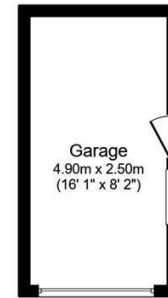
Ground Floor

Floor area 53.9 sq.m. (580 sq.ft.) approx



First Floor

Floor area 42.9 sq.m. (462 sq.ft.) approx



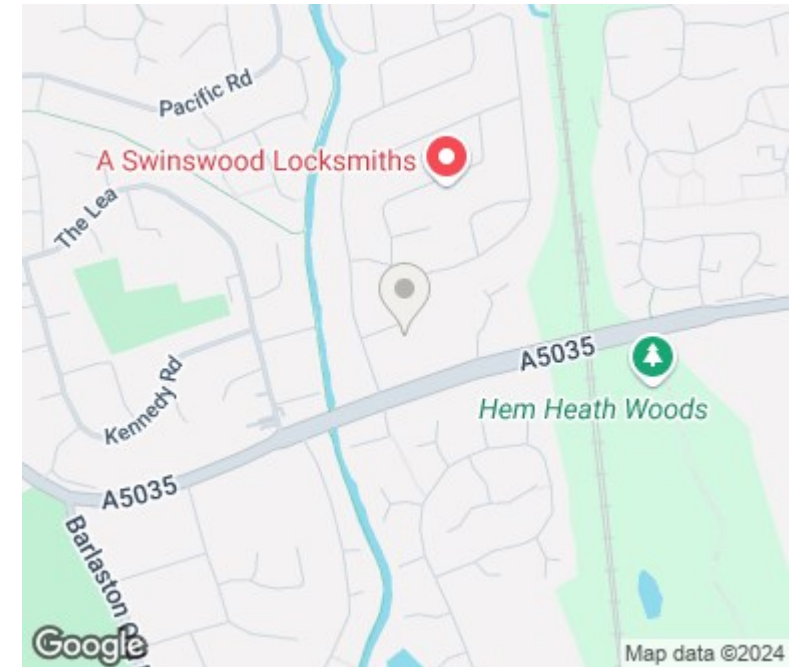
Garage

Floor area 12.2 sq.m.
(132 sq.ft.) approx

Total floor area 109.1 sq.m. (1,174 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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