



**45 Danebower Road, Stoke-On-Trent, ST4 8TJ**

**Offers in the region of £385,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"There is nothing like staying home for real comfort" ~ Jane Austen

This versatile family residence offers the perfect opportunity for you to create your ideal family home; a place for you to settle, for your family to grow and for you to enjoy calling 'home' for many years to come.

### Denise White Estate Agents Comments

Located in the sought-after residential area of Trentham, this four-bedroom detached residence offers space, style and versatility for comfortable family living. In need of modernisation in some areas, this property offers an excellent opportunity for the purchaser to create their ideal home.

A spacious Entrance Hall welcomes you to the property and leads through to a light-filled lounge which provides a welcoming setting for relaxation, while the breakfast kitchen is perfect for everyday dining, complemented by a useful utility room, downstairs WC and a cosy snug – ideal as a second sitting room or home office.

Upstairs, the generous layout continues with a spacious master suite featuring a dressing room and en-suite shower room, two further double bedrooms, a comfortable single bedroom and a well-appointed family bathroom.

Outside, the property benefits from off-road parking for two vehicles, an integral single garage, and a private, enclosed rear garden – perfect for both quiet evenings and family play. A superb home in a desirable location, close to local amenities, green spaces and excellent transport links.

### Entrance Hall

10'5" x 9'7" maximum overall (3.19 x 2.93 maximum overall)



Composite entrance door to the front aspect. Carpet. Radiator. Stairs off leading to the first floor. Ceiling light. Doors leading into: –

### WC

5'8" x 2'9" (1.75 x 0.84)



Fitted with a low-level WC and pedestal wash hand basin. Laminate flooring. Part tiled walls. Radiator. Ceiling light.



## Lounge

19'4" x 11'9" (5.91 x 3.60)



Carpet. Radiator. Coax gas fire on a marble half and insect with ornate surround. uPVC window to the front aspect. uPVC French doors to the rear aspect. Two ceiling lights.

## Snug

11'10" x 8'4" (3.63 x 2.55)



Carpet. Radiator. Dado rail. uPVC window to the front aspect. Ceiling light.

## Kitchen

9'8" x 9'1" (2.97 x 2.77)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated for ceramic hob with extractor over, double electric oven, fridge freezer and dishwasher. Lino flooring. Part tiled walls. Radiator. uPVC window to the rear aspect. Ceiling light. Opening into: –

## Breakfast Room

8'5" x 7'4" (2.58 x 2.26)

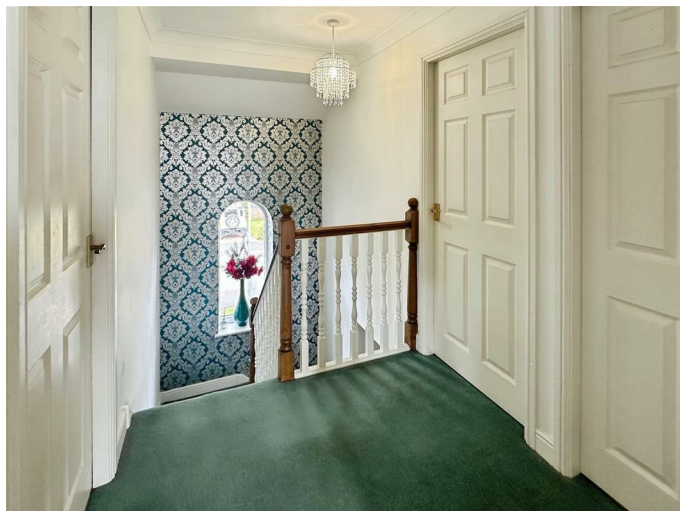
Lino flooring. Radiator. uPVC sliding patio doors leading to the rear garden. Ceiling light. Door leading into:-

## Utility Room

7'6" x 4'10" (2.31 x 1.49)

Fitted with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Tiled splashbacks. Plumbing for automatic washing machine and space for condensing tumble dryer. uPVC window to the rear aspect. Radiator. Ceiling light. Internal door leading to the garage.

## First Floor Landing



Carpet. uPVC window to the front aspect. Storage cupboard off. Loft access. Doors leading into: –

## Bedroom One

12'11" x 12'6" (3.95 x 3.82)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling spotlights. Opening into: –

## Dressing Room

8'0" x 5'5" (2.46 x 1.67)



Carpet. Radiator. Fitted with a range of built-in wardrobes. uPVC window to the front aspect. Ceiling spotlights. Loft access. Door leading into: –

## En-suite Shower Room

8'10" x 7'6" (2.70 x 2.30)



Fully tiled and fitted with a suite comprising of shower cubicle with drencher showerhead, low-level WC, b-day and vanity unit housing twin wash and basins. Obscured uPVC window to the rear aspect. Radiator. Tiled flooring. Ceiling spotlights.



### Bedroom Two

12'1" x 10'1" (3.70 x 3.08)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

### Bathroom

7'6" x 5'6" (2.29 x 1.68)



Fully tiled and fitted with a suite comprising of panelled bath with shower over, vanity wash and basin unit and high level WC. Traditional style heated towel rail. Tiled flooring. Obscured uPVC window to the rear aspect. Ceiling spotlights.

### Bedroom Three

10'0" to robes x 9'0" (3.06 to robes x 2.76)



Carpet. Radiator. uPVC box bay window to the front aspect. Fitted with a range of built-in bedroom furniture including wardrobes, drawers and a bedside unit. Ceiling light.

### Bedroom Four

12'6" x 6'2" (3.82 x 1.89)



Carpet. Radiator. uPVC box bay window to the front aspect. Ceiling light.

### Outside

To the front of the property there is a driveway which provides ample off road parking, complete with an electric car charging point and leads to the Integral Single Garage. Gated access to the side of the property leads to the rear garden.

### Garage

17'4" x 7'11" (5.29 x 2.43)

Electric roller door to the front aspect. Power and light. Internal door leading to the utility room. Composite door to the side aspect.

### Rear Garden



To the rear of the property there is a good sized private and enclosed garden, with a paved patio seating area overlooking a well kept lawn bordered by well stocked flower beds.

### Plans For Extension

The current owners have had plans drawn up to add a single storey extension to the rear of the property to create a larger kitchen. Images of the plans are available to view on request.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band E

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.



**WE WON!**



### Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

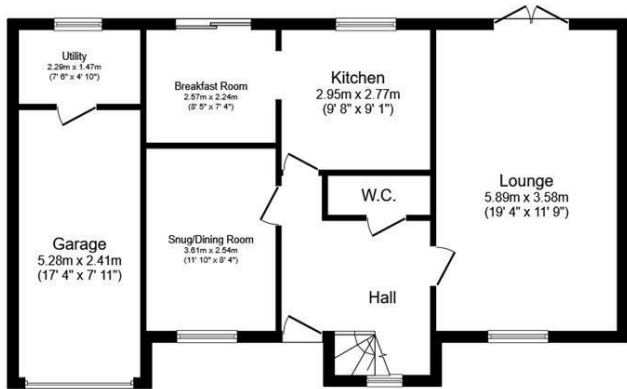
### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

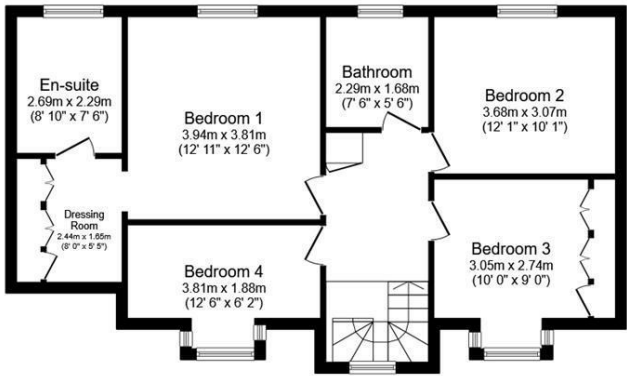
### Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor  
Floor area 74.0 sq.m. (796 sq.ft.)



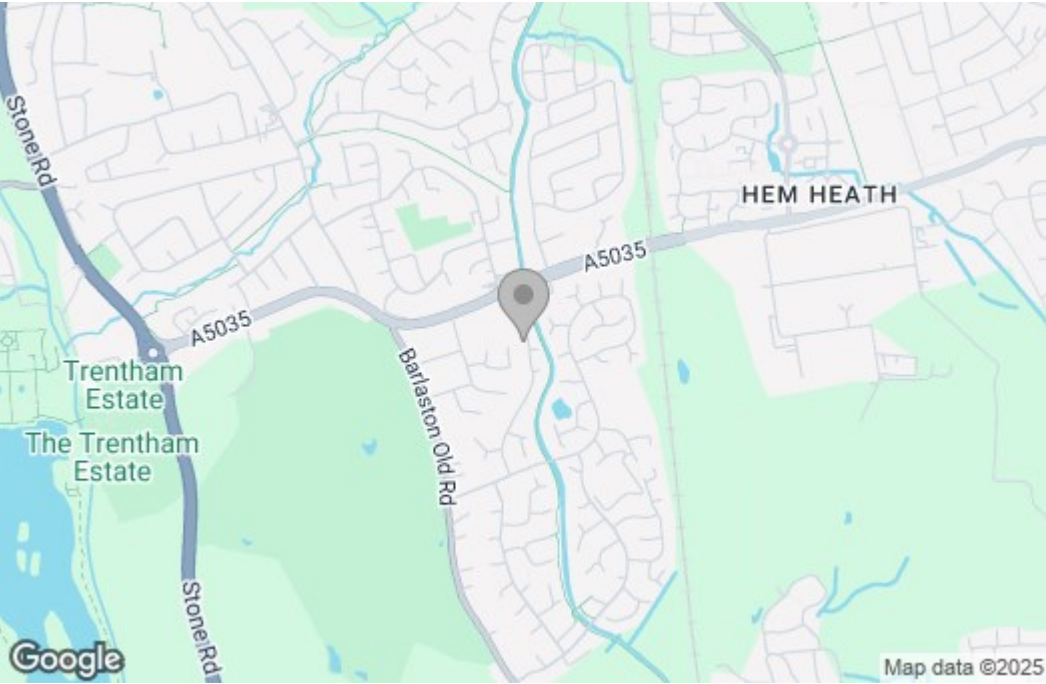
First Floor  
Floor area 71.8 sq.m. (773 sq.ft.)

Total floor area: 145.8 sq.m. (1,570 sq.ft.)

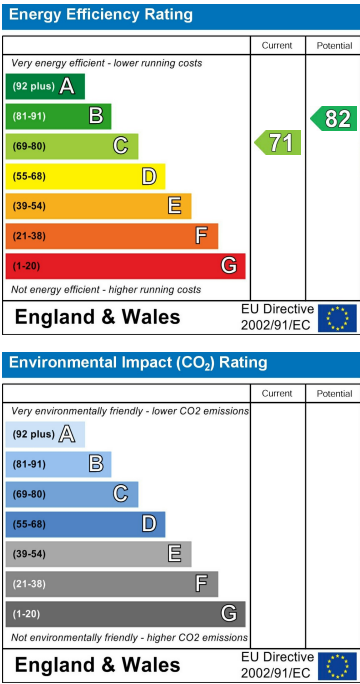
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.