



## 16 Trentley Drive

Stoke-On-Trent, ST8 7LH



**Price £300,000**

Here at Carters we are delighted to welcome to the market this beautifully presented, and very much loved, three bedroom **D** detached family home which occupies a generous corner plot and situated at the head of a quiet cul-de-sac.

Located in the picturesque semi-rural village of Biddulph Moor, this property is positioned perfectly for those evening walks right on your doorstep, and although nestled away within a quiet community, the local shops, Doctors, schools and amenities are all just a short drive away.

Stepping into the entrance hall, you are welcomed into the property with stairs upto the first floor leading off. The living room follows on and is to the front elevation where you can relax and unwind with the family. The kitchen is to the rear and is a good size, opening though to the dining room and conservatory area with patio doors opening out onto the attractive rear garden. The utility and W/C are to the side leading off from the kitchen. Head up the stairs to the first floor, where you will find three bedrooms for you to enjoy, and a shower room with a modern three piece suite. The gardens are landscaped and low maintenance, the rear is an attractive and private space where you can entertain friends whilst the family relax, explore and play. To the front there is a tarmac driveway providing ample off road parking and a garage.

We strongly recommend viewings to avoid any disappointment.  
Call our friendly team to arrange your viewing on 01782 470391.

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## Entrance Hall

UPVC double glazed window and UPVC double glazed entrance door to the front elevation.

Radiator. Stairs to the first floor.

## Lounge

12'11 x 13'5 max (3.94m x 4.09m max)

UPVC double glazed window to the front elevation.

Coal effect gas fire with a marble hearth and wood surround. Radiator.

Television point. Coving to the ceiling.

## Kitchen

11'0 x 9'9 (3.35m x 2.97m)

UPVC double glazed window to the rear elevation.

Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink with a single drainer and mixer tap. Built in double electric oven, electric touch screen hob and extractor fan. Integrated dish washer. Vinyl flooring. Radiator. Partly tiled walls. Storage cupboard.

## Dining Room

7'10 x 7'8 (2.39m x 2.34m)

Radiator. Coving to the ceiling. Archway to the kitchen and conservatory.

## Conservatory

UPVC double glazed window and UPVC double glazed sliding patio doors to the rear elevation.

Radiator.

## Utility Room

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

Work surfaces incorporating inset a stainless steel sink with a single drainer and mixer tap. There is plumbing for a washing machine.

Radiator. Partially tiled walls.

## W/C

UPVC double glazed window to the side elevation.

Low level W/C

## First Floor Landing

UPVC double glazed window to the side elevation.

## Bedroom One

10'7 to wardrobes x 10'7 (3.23m to wardrobes x 3.23m)

UPVC double glazed window to the front elevation.

Radiator. Built in wardrobes. Coving to the ceiling.

## Bedroom Two

12'7 x 8'10 (3.84m x 2.69m)

UPVC double glazed window to the rear elevation.

Radiator. Loft access.

## Bedroom Three

8'2 x 7'5 max (2.49m x 2.26m max)

UPVC double glazed window to the front elevation.

Radiator. Storage cupboard.

## Shower Room

UPVC double glazed window to the rear elevation.

A modern three piece suite which comprises of a shower enclosure, a vanity hand wash basin and a recessed WC. Aqua panelled walls. Radiator. Vinyl flooring.

## Exterior

To the front there is a tarmac driveway which provides off road parking for several vehicles. The front garden is pretty and low maintenance with seasonal shrubs and trees to the border. There is gated access into the rear garden which again is an attractive space. The garden has been landscaped and laid with Indian stone to provide a tranquil patio to sit out and enjoy the seasonal shrubbery. There is also a decked area to enjoy which is bordered by mature trees.

## Garage

Up and over door to the front elevation.

Power and lighting. Water tap.

## Additional Information

We are led to believe the property is freehold and Council tax band C.

## Services

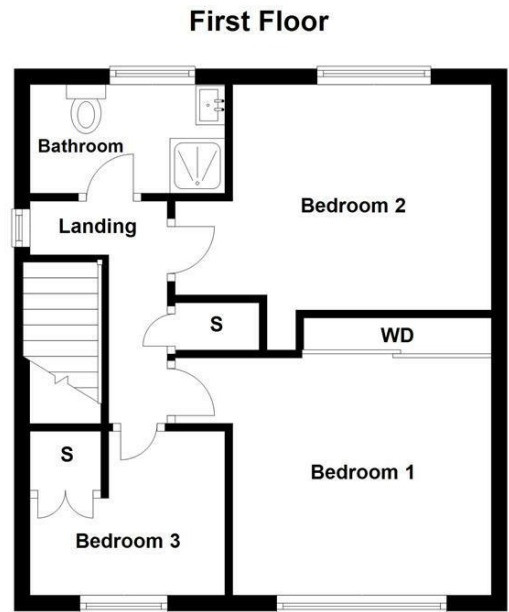
The main services of electric, water and drainage are all connected to the mains.

The property is an oil fueled heating system.

Owned Solar panels.

Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391



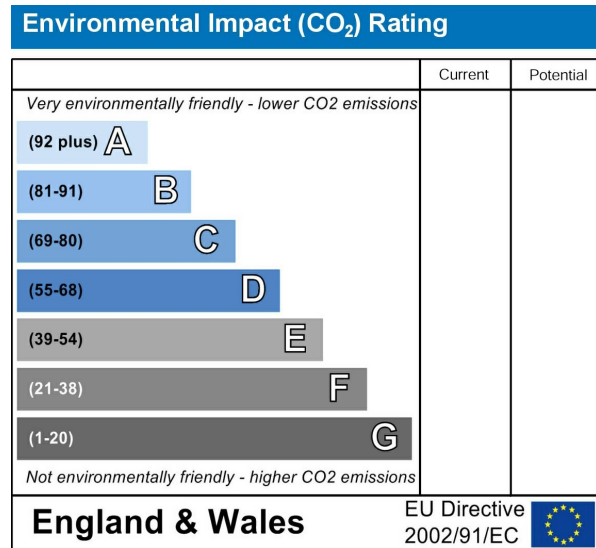
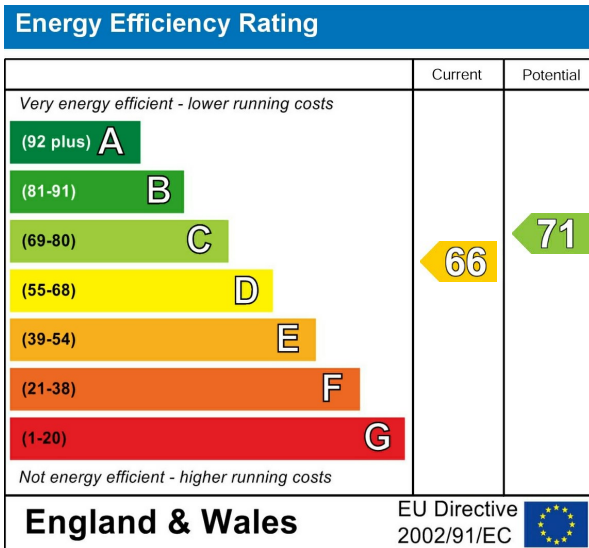
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.

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