

3 Sylvan Way, Trent Vale,  
Stoke-on-Trent, ST4 6LJ



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Asking Price: £190,000







We are delighted to offer to market this much loved three-bedroom semi-detached family home tucked away in a quiet cul-de-sac location. Beautifully presented throughout this property offers spacious accommodation for any growing family with driveway parking and large enclosed rear garden.

Conveniently located for nearby Royal Stoke Hospital, local schools and amenities. Offering great access to all commuter links in Stoke-on-Trent, Newcastle-under-Lyme and surrounding areas this property must be viewed to be fully appreciated.

Comprising of hallway, spacious living room with stylish integral cupboards and window seat, a modern fitted kitchen/diner, pantry store and utility room. The first floor provides main bedroom with built in wardrobes, two further good-sized bedrooms and a contemporary family bathroom. Benefiting from uPVC double glazing and gas central heating.

Externally: Providing driveway parking and low maintenance pebbled garden to the front of the property with side gate leading to an enclosed rear garden complete with patio area, lawn, raised flower bed and useful shed.

Tenure: Freehold



Accommodation briefly comprising of:

Entrance Hall: uPVC exterior door, entrance to staircase, internal door leading to living room, radiator.

Living Room: 15'10" x 14'0" max (4.83m X 4.26m) uPVC double glazed bay window to front elevation, built in storage cupboards, internal door leading to understairs storage cupboard, internal door leading to kitchen/diner, radiator.

Kitchen/ Diner: 12'5" x 9'5" max (3.78m X 2.86m), uPVC windows to rear elevation, a range of matching wall and base units, ceramic sink & chrome mixer tap, under-counter plumbing points for dishwasher and washing machine, brushed chrome gas hob, brushed chrome fitted single electric oven, internal door leading pantry store, internal door leading to utility room, radiator.

Utility Room: 6'1" x 5'5" max (1.85m x 1.64m) uPVC window to rear elevation, uPVC exterior door leading to rear garden, matching wall and base units, under counter space.

First Floor Landing: uPVC double glazed window to side elevation, internal doors leading to bedrooms and family bathroom, ceiling fitted loft access.

Bedroom One: 12'10" x 9'3" (3.91m X 2.82m) uPVC double glazed window to rear elevation, built in wardrobes, radiator.

Bedroom Two: 10'3" x 9'3" max (3.12m X 2.82m) uPVC double glazed windows to front elevation, radiator.

Bedroom Three: 7'4" x 6'11" max (L-shaped room 2.12m x 1.44 by 1.68m x 0.79m) uPVC double glazed window to front elevation, built in shelving and storage unit over staircase, radiator.

Bathroom: 9'4" x 6'8" max (2.85m x 2.03m) uPVC double glazed windows to rear elevation, white suite consisting of bath with chrome mixer tap, wall mounted chrome shower fittings behind glass screen, pedestal sink with chrome mixer tap, low level flush toilet, storage cupboard housing recently installed Main combi-boiler, radiator.

Council Tax Band A

Note: services, appliances and heating system have not been tested by the agent.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>70 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

