

**Tinsley
Garner**
independent property expertise



57, Atherstone Road, Trentham, Stoke-On-Trent, ST4 8JU



Asking Price £265,000

A traditional bay fronted semi in a popular and sought after location at the heart of Trentham. The house offers good size accommodation featuring; entrance hall, large open plan lounge / dining room, modern kitchen, three bedrooms and bathroom. The house is generally well maintained featuring gas central heating and upvc double glazed windows but does nevertheless offer buyers the opportunity to stamp their own mark. Lovely plot with plenty of parking and a private enclosed rear garden backing onto the Longton Brook Greenway. Perfectly placed within walking distance of Trentham gardens and the host of amenities Trentham has to offer. Offered for sale with no upward chain.



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Entrance Hall
With stairs to the first floor accommodation. Radiator.

For sale by private treaty, subject to contract.
Vacant possession on completion.

Lounge
Good size sitting room with bay window to the front of the house, chimney breast with wooden period style fireplace, cast iron grate and living flame gas fire. Parquet effect wooden floor. Radiator.

Dining Area
Open plan to the living room with sliding patio windows opening to the patio and door through to the kitchen. Radiator.

Kitchen
Fitted with a range of wall & base cabinets with modern wood effect doors, contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with extractor over and electric oven, plumbing for washing machine. Ceramic tile floor. Pantry cupboard. Rear facing window and door to the garden.

Landing
Spacious landing with window to the side of the house.

Bedroom 1
Spacious double bedroom with bay window to the front of the house. Built-in wardrobes to one wall. Radiator.

Bedroom 2
Double bedroom with window to the rear of the house. Radiator.

Bedroom 3
Single bedroom with window to the rear of the house. Fitted wardrobe. Radiator.

Bathroom
White suite comprising; bath, pedestal basin & WC. Part ceramic tiled walls, window to the side of the house. Radiator.

Outside
The house occupies a good size plot with gardens front and rear, with open aspect to the rear backing onto woodland and Trent Brook. Large block paved driver with parking for several cars, leading to a single brick built garage. Enclosed rear garden with lawn area, patio and mature shrub / hedge borders.

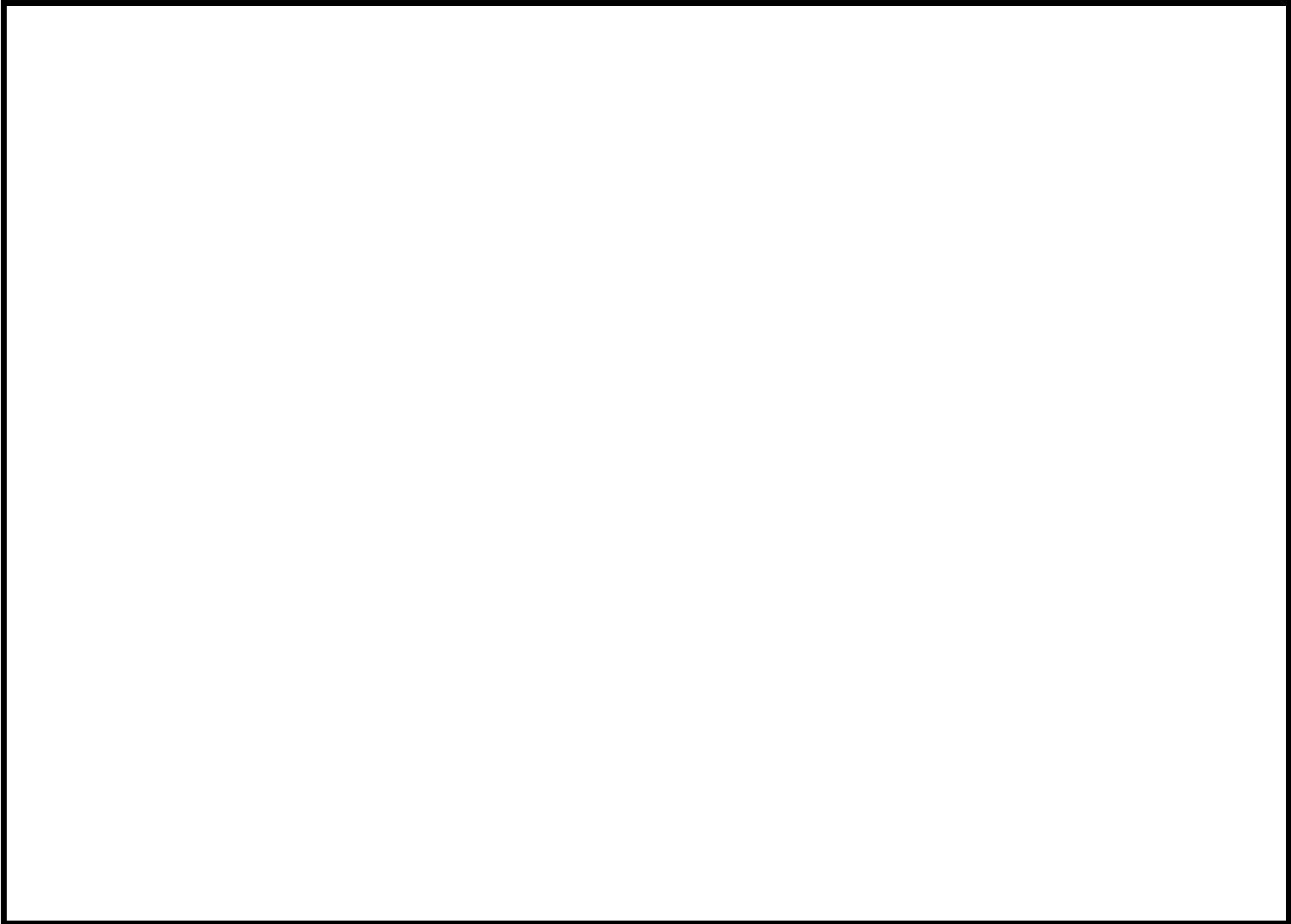
General Information
Services; Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

Council Tax Band C

Viewing by appointment





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			
		50	71
England & Wales	EU Directive 2002/91/EC		

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			
		39	55
England & Wales	EU Directive 2002/91/EC		