

**Tinsley
Garner**
independent property expertise



22, Allerton Road, Trentham, Stoke-On-Trent, ST4 8PA



Offers Over £265,000

Available immediately - no upward chain. The house style that never goes out of fashion! This lovely traditional bay fronted semi is in the heart of Trentham, strolling distance of Trentham High School and within easy reach of Trentham Gardens and a host of amenities. Offering well proportioned accommodation featuring a welcoming reception hall, two reception rooms and conservatory, stylish kitchen and downstairs loo. The living accommodation is complemented upstairs by three good size bedrooms and a large modern bathroom. Step outside and you will discover a pleasant south-facing rear garden with plenty of space for outdoor living, off road parking for two cars and a detached single garage.



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<https://www.tgprop.co.uk>



Porch

Entrance Hall

Spacious reception area with wooden front door and glazed panels and feature stained glass window. Wood effect floor and staircase to the first floor landing. Radiator.

Cloakroom & WC

White suite comprising; hand basin & WC. Black & white ceramic tile floor. Window to the side of the house.

Dining Room

Bay window to the front of the house. Radiator.

Lounge

A good size sitting room with French doors to the rear of the house opening to the conservatory. Chimney breast with tile hearth. Radiator.

Conservatory

A useful addition to the living space, built on a brick base with upvc double glazed windows and door to the garden. Wood effect floor, fitted roof blinds.

Breakfast Kitchen

A spacious kitchen with room for casual dining. Fitted with a range of units with painted 'Shaker' style cabinet doors and coordinating wood effect work surfaces with inset sink unit and mixer tap. Fitted stainless steel dual fuel range cooker with matching extractor hood, plumbing for washing machine and wall mounted gas fired combi boiler hidden in a wall cupboard. Part ceramic tiled walls and wood effect floor. Windows to the side and rear, door to the side. Inset low energy lighting. Radiator.

Landing

Window to the side of the house and access hatch to loft space.

Bedroom 1

Double bedroom with window to the front of the house. Radiator.

Bedroom 2

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

Bedroom 3

Generous size single bedroom with window to the front of the house. Radiator.

Bathroom

A smart & stylish bathroom with suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, bath, pedestal basin & WC. Wood effect flooring, rear facing window. Radiator.

Outside

The house occupies a large plot, with forecourt garden to the front and enclosed south facing rear garden. The south facing

rear garden is mainly lawn with established borders and paved patio area. Off road parking for two cars and a detached pre-cast single garage.

General Information

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

Tenure; Freehold

Council Tax Band C

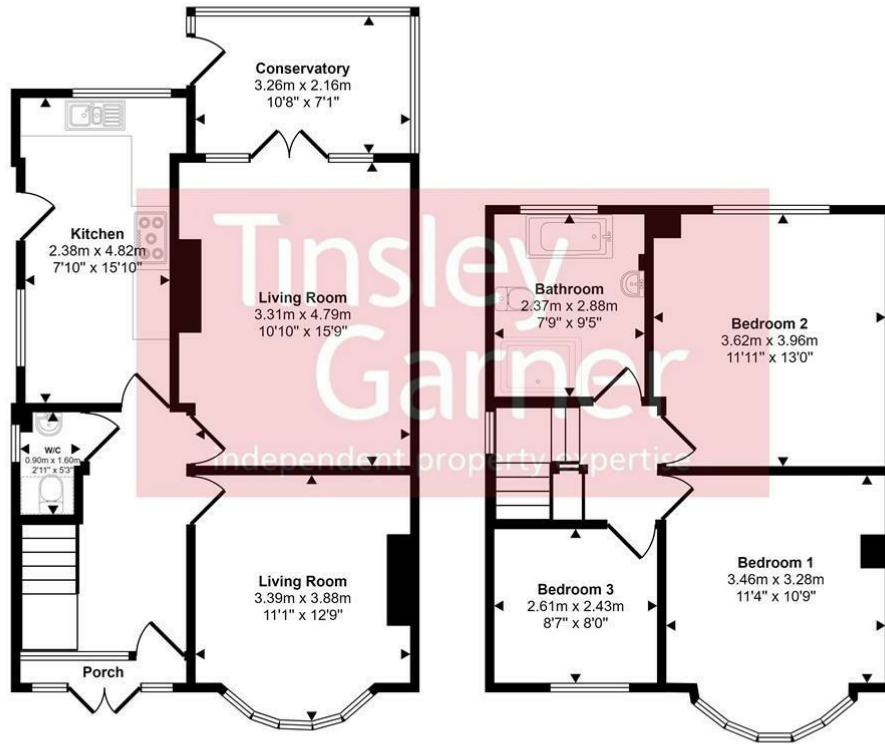
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
109 sq m / 1173 sq ft



Ground Floor
Approx 62 sq m / 666 sq ft

First Floor
Approx 47 sq m / 507 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

