

**Tinsley
Garner**
independent property expertise



15, Earls Road, Trentham, Stoke-On-Trent, ST4 8DG



£310,000

A mature extended semi-detached family home situated in a sought after location in 'Old Trentham' The property is set n a quiet cul-de-sac within walking distance of local schools, shops and with easy access to commuter routes. Well presented throughout and offering good size accommodation comprising: entrance porch, reception hall, sitting room, living room with wood burning stove, modern kitchen diner with integral appliances, three bedrooms and a modern family bathroom. Also benefitting from off road parking before a single garage, Upvc double glazed windows and doors, gas combi central heating and a landscaped low maintenance south facing rear garden.

A lovely property in a super location - NO UPWARD CHAIN



01785 811 800

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



Entrance Porch

A Upvc part obscure double glazed front door opens to the porch. With side windows, tiled floor and doorway to the reception hallway.

Reception Hall

An impressive hallway with tiled floor, radiator, under stairs storage cupboard, doorways to the sitting room, living room, kitchen diner and access to the first floor stairs.

Sitting Room

Offering a Upvc double glazed window to the elevation, wood effect laminate flooring and radiator.

Living Room

A cosy reception room offering a feature chimney breast opening with oak mantle, slate hearth and inset wood burning stove. Radiator, carpet, TV connection and glazed double doors to the kitchen diner.

Kitchen Diner

Fitted with an extensive range of gloss white finish wall and floor units, under wall unit lighting, contrasting work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, feature pendant lighting, two Upvc double glazed windows to the side aspect, French doors with side windows opening to the rear garden, tiled floor and wall cupboard housing a Main Eco Compact gas combi central heating boiler.

Appliances including: 5 ring stainless steel gas hob with stainless and extractor hood and light above, integral electric double oven and dishwasher. Space for an upright free standing fridge freezer.

First Floor

Stairs & Landing

Traditional white painted newel post, spindle and banister stairs lead to a galleried landing. With carpet throughout, loft access and Upvc double glazed window to the side of the property.

Bedroom One

With two wall lights, Upvc double glazed window to the front elevation, radiator, carpet and TV connection.

Bedroom Two

A second double bedroom offering a Upvc double glazed window overlooking the rear garden, two wall lights, radiator, TV connection and carpet.

Bedroom Three

With Upvc double glazed window to the front aspect, radiator and carpet

Family Bathroom

Fitted with a modern white suite comprising 'P' shape bath, panel and shower screen with chrome mixer tap and mains fed twin head thermostatic shower system above, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, extractor fan, fully tiled walls and floor, Upvc obscure double glazed window to the rear aspect and chrome towel radiator.

Outside

The property is approached via a block paved driveway providing off road parking before a single garage. The garage has a steel up & over door, power, lighting, rear access Upvc double glazed door and window.

Front

With walled raised shrub and slate chipping flowerbeds.

Rear

The low maintenance, south facing, enclosed rear garden offers an Indian stone patio, additional raised decked and artificial lawn patio areas, large section timber sleeper flowerbeds and borders, timber fence panelling, external power and water connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C.

No upward chain.

Services

Mains gas, water, electricity and drainage.

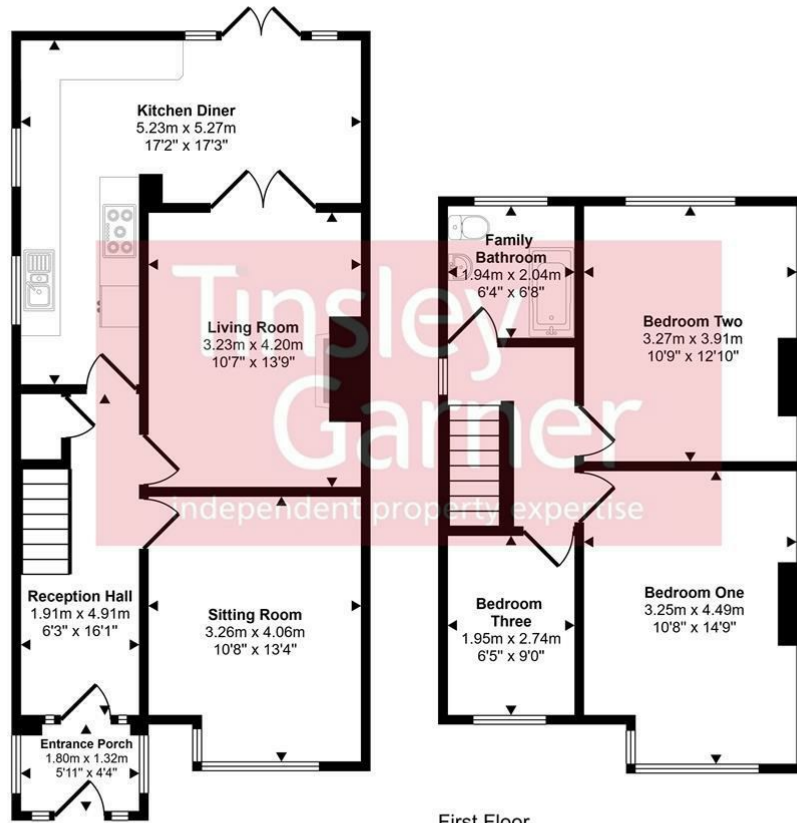
Gas combi central heating

Viewings

Strictly by appointment via the agent.



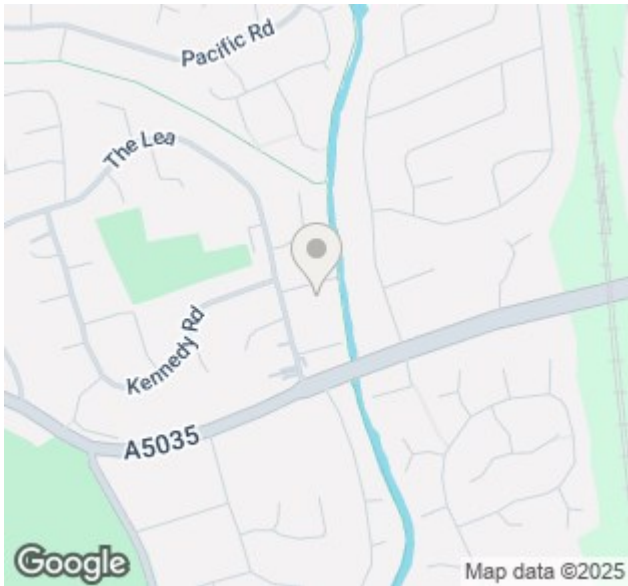
Approx Gross Internal Area
102 sq m / 1098 sq ft



First Floor
Approx 44 sq m / 470 sq ft

Ground Floor
Approx 58 sq m / 628 sq ft

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.



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		
	70	83
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		