



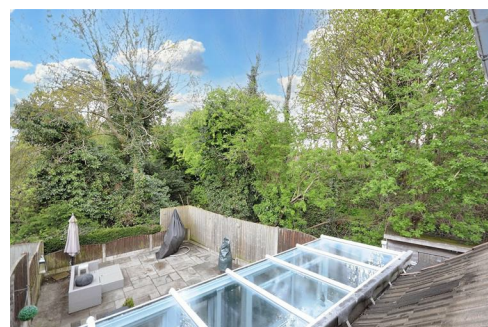
31, Redcar Road, Trentham, Stoke-On-Trent, ST4 8BB



Asking Price £240,000

A lovely suburban family home set in a quiet and sought after position within Trentham. The property is well presented throughout and offers comfortable, modern and spacious accommodation including: entrance hall, living room, breakfast kitchen, superb conservatory diner with French doors to the rear garden, guest cloakroom, three bedrooms and a modern shower room. Approached via a driveway providing extensive off road parking before an integral garage, also benefitting from a private and enclosed rear garden, gas central heating, uPVC double glazed windows and doors.

A super house in a great location, close to a host of amenities and with easy access to local schools and commuter routes. Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With ceiling coving, radiator, Hive central heating thermostat, scrubbed oak effect laminate flooring, doorway to the living room and access to the first floor stairs.

Living Room

Offering a feature media wall, uPVC double glazed bay window to the front elevation, ceiling coving, radiator, under stairs storage cupboard, carpet, Sky Media connection and doorway to the breakfast kitchen.

Breakfast Kitchen

Fitted with a range of grey finish wall and floor units, under wall unit lighting, work surfaces with tiled splash-backs and inset ceramic 1 1/2 bowl sink and drainer with chrome showerhead mixer tap. Ceiling coving, radiator, tile effect quality vinyl flooring, uPVC double glazed window and aluminium double glazed sliding door opening to the conservatory diner.

Appliances including: gas hob with extractor hood and light above, integral electric double oven. Plumbing for a dishwasher and under work surface spaces for both a fridge and freezer.

Conservatory Diner

A lovely spacious additional reception area ideal for entertaining family and friends in style or just chilling out. A uPVC double glazed panel construction conservatory with French doors opening to the rear patio, two radiators, lighting, power, carpet, TV connection and doorway to the guest cloakroom.

Guest Cloakroom

Fitted with a white suite comprising: WC and wash hand basin with chrome taps. Wall mounted Worcester Greenstar Ri gas central heating boiler and doorway to the integral garage.

First Floor

Stairs & Landing

With galleried landing, ceiling coving, carpet throughout, uPVC double glazed window to the side elevation and loft access. The loft has a light and is partially boarded for storage purposes.

Bedroom One

Offering a uPVC double glazed window to the front of the property, radiator and carpet.

Bedroom Two

With uPVC double glazed window overlooking the rear garden and beyond, radiator and carpet.

Bedroom Three

Presently used as a dressing room with uPVC double glazed window to the front of the property, radiator, carpet and airing cupboard housing the hot water storage cylinder.

Family Shower Room

A modern shower room fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, corner shower enclosure with mains fed twin head shower system. Recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the rear elevation, part tiled and part Showerwall clad walls, extractor fan and oak effect quality vinyl flooring.

Outside

The property is approached via a paved driveway providing extensive off road parking before an integral garage. The garage has a steel up & over door, power. lighting, utility area with work surface, plumbing for a washing machine and space for a tumble dryer.

Front

Offering a gravelled frontage, paved pathway to the front door with coach light, side access to the rear garden via a wrought iron gate and pathway,

Rear

The enclosed low maintenance and private rear garden offers a tree lined backdrop, Indian stone patio areas, slate chipping pathway, timber fence panelling and shed.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

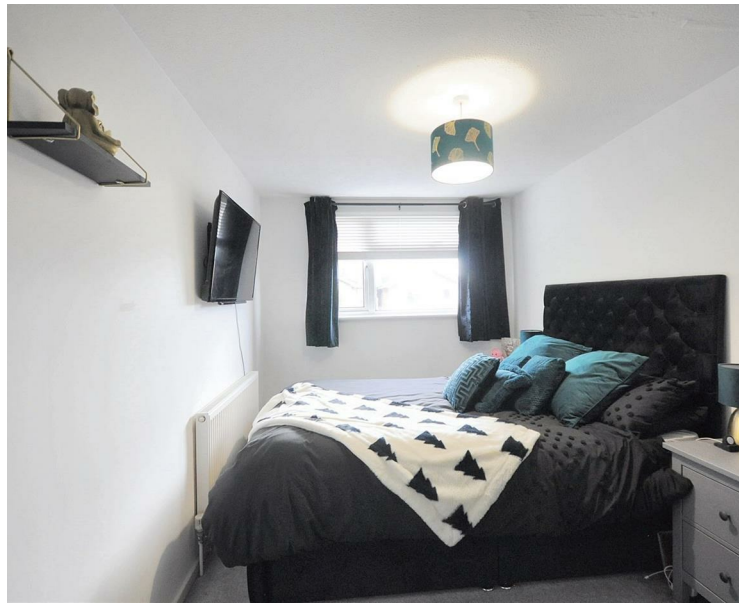
No Upward Chain

Services

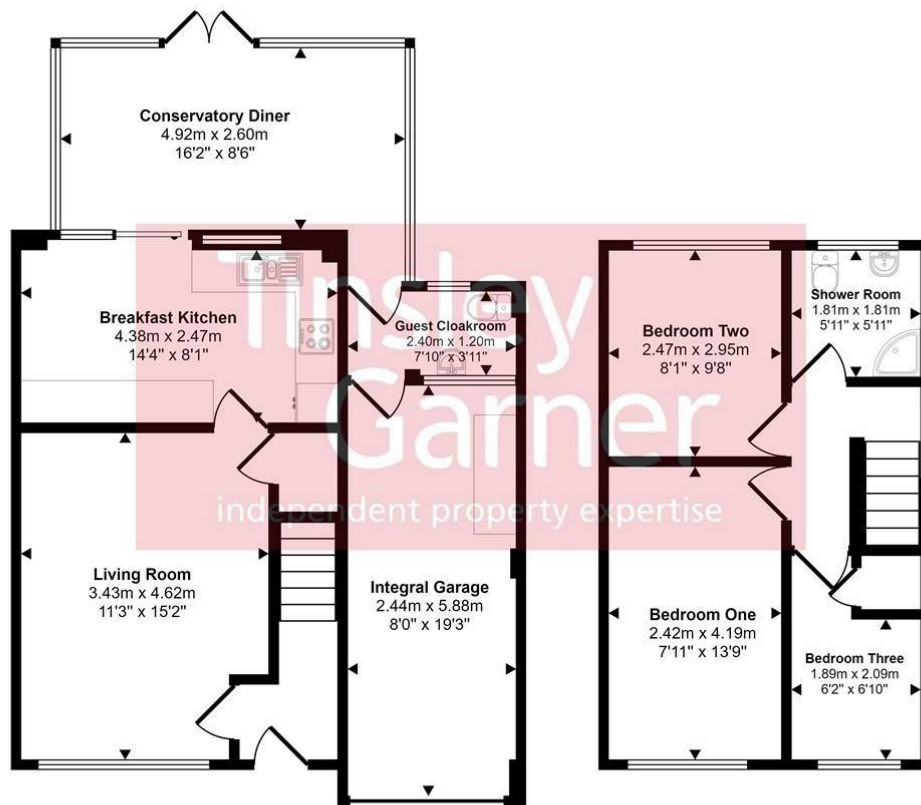
Mains gas, water, electricity and drainage.
Gas central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
99 sq m / 1065 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.

