

**Tinsley  
Garner**  
independent property expertise



31, Parkway, Trentham, Stoke-On-Trent, ST4 8AJ



**Asking Price £425,000**

A beautifully crafted traditional semi in a quintessentially English suburban setting. Number 31 Parkway has undergone a top to bottom renovation in its current ownership featuring a skilfully re-modelled interior which successfully combines traditional style with the needs of twenty-first century living. Lovely position within Parkway overlooking a village green to the front whilst enjoying private gardens with plenty of space for outdoor living, off road parking for three cars and a single garage. Fabulous location in a green and leafy private road strolling distance to Trentham Gardens and Trentham Park Golf Club and convenient for everything the area has to offer. Be sure to be first in the queue for this one!



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#### Porch

#### Entrance Hall

Welcoming open plan porch and hallway with vaulted ceiling and skylight window, composite front door and built-in storage to one wall. Ceramic tile floor and turned staircase to the first floor landing. Period style radiator.

#### Cloaks & WC

Featuring a white contemporary style suite with WC and hand basin. Heated towel radiator and wood effect floor.

#### Lounge

A bright & spacious living space with bay window to the front of the house overlooking the garden, installation for wall mounted TV. Two radiators. Wood effect flooring extending through to the dining area & kitchen

#### Dining Area

Open plan to the living space, with rear facing French doors opening to the patio and gardens. Wood effect floor. Radiator.

#### Kitchen

The kitchen features an extensive range of wall & base cupboards with painted 'Shaker' style cabinet doors and coordinating granite work surfaces extending to a breakfast bar seating four. Integrated appliances comprise; ceramic electric hob with stainless steel extractor, eye level double oven, fully integrated dish washer, fridge and freezer. Belfast ceramic sink unit with chrome mixer tap. Installation for wall mounted TV and period style radiator. Rear facing window overlooking the garden.

#### Rear Porch

Utility cupboard with space for a washing machine and dryer. Fully glazed 'back door'.

#### Stairs & Landing

Turned staircase with window on the half landing and built-in storage. Radiator.

#### Bedroom 1

Spacious main bedroom with tall vaulted ceiling and window to the front of the house enjoying a lovely open aspect. Installation for wall mounted TV. Radiator.

#### Bedroom 2

Good size bedroom with tall vaulted ceiling and rear facing window overlooking the garden. Radiator.

#### Bedroom 3

A compact single bedroom / nursery with window to the front of the house. Radiator.

#### Bathroom

A super-stylish bathroom featuring a white suite with freestanding bathtub, corner shower enclosure with glass screen

and thermostatic shower, wash stand with bowl, WC. Ceramic tile floor and part tiled walls. Heated towel radiator.

#### Outside

The house occupies arguably one of the best positions on Parkway, with open aspect to the front looking out over a green area. The house is set well back from the road with good frontage and a large lawn front garden screened by a tall hedge. Driveway parking with space for several cars, leading to an attached single garage.

Fully enclosed rear garden which enjoys almost total privacy from neighbouring houses. Large paved patio area and plenty of space for outdoor living, lawn and tall hedge borders.

#### General Information

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

Tenure; Freehold

Council Tax band E

Viewing by appointment

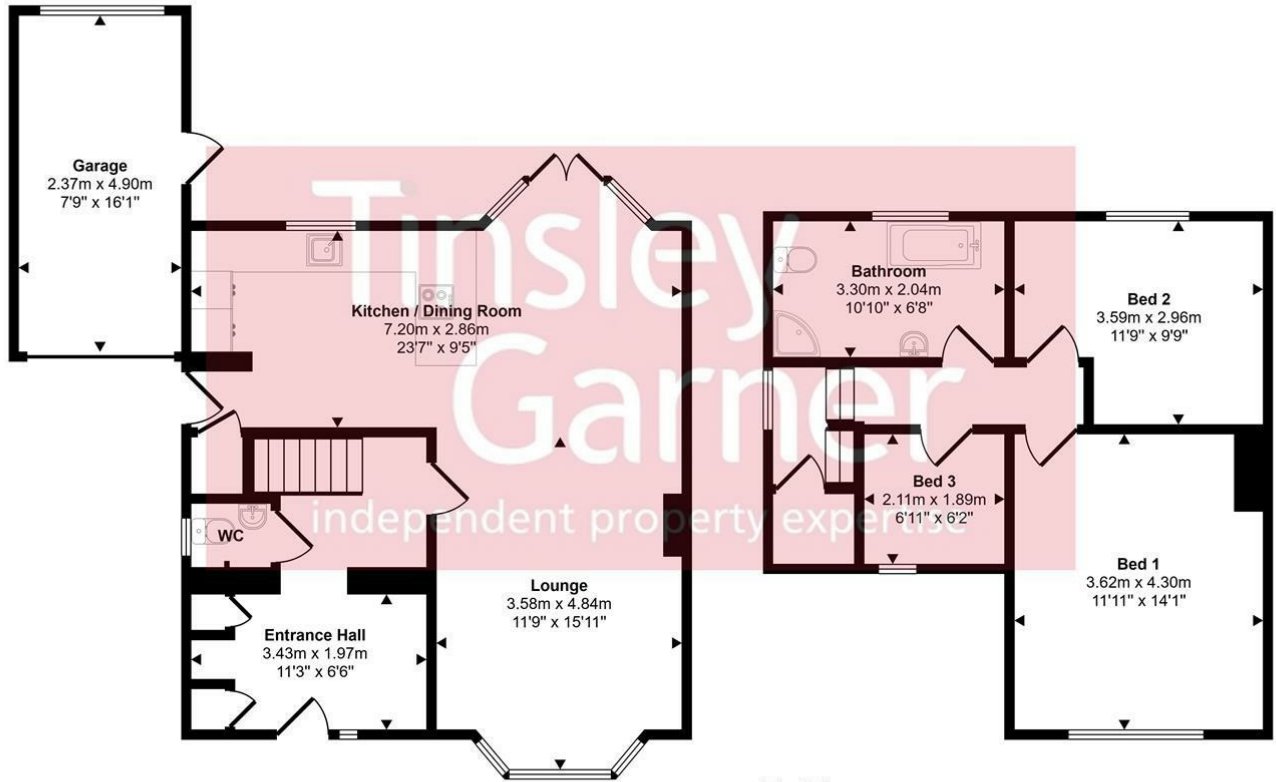
For sale by private treaty, subject to contract.  
Vacant possession on completion.







Approx Gross Internal Area  
111 sq m / 1197 sq ft




Ground Floor  
Approx 67 sq m / 718 sq ft

First Floor  
Approx 45 sq m / 479 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC