



Stone Road, Trentham, ST4 8NG.
OIRO £240,000



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Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this semi-detached property which is situated close to Trentham Gardens.

The property is comprised of a dual aspect sitting / dining room, kitchen, conservatory and WC to the ground floor whilst to the first floor are three bedrooms and a family bathroom.

The kitchen is equipped with an integral Indesit four ring gas hob and integral Beko electric fan assisted oven.

The bathroom has contemporary white fittings, as has the downstairs WC.

Externally, to the frontage is a driveway suitable for multiple vehicles and an area laid to gravel.

The rear garden is mainly laid to gravel with a paved patio. The detached garage is also located at the rear of the property.

A viewing is highly recommended to appreciate this home's convenient location and living space.



Ground Floor

Hall 12' 6" x 3' 3" (3.80m x 1.00m)

Composite glazed door to the frontage, stairs to the first floor, under stairs storage, radiator.

WC 4' 8" x 2' 8" (1.41m x 0.82m)

UPVC double glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome mixer tap, radiator, touch screen mirror.

Sitting / Dining Room 22' 10" x 11' 5" (6.95m x 3.47m) Max measurement

UPVC double bay glazed window to the frontage, UPVC double glazed patio windows to the rear, living flame gas fire, marble hearth and surround, wood mantel, 2 x radiators.

Conservatory 8' 6" x 5' 11" (2.58m x 1.80m)

UPVC double glazed construction, polycarbonate roof, UPVC double glazed door to the side aspect, tiled floor.

Kitchen 9' 11" x 8' 9" (3.01m x 2.66m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, integral Indesit four ring gas hob, integral Beko electric fan assisted oven, Hotpoint extractor fan, stainless steel sink and a half, chrome mixer tap, space and plumbing for a washing machine, space for an under counter fridge and freezer, storage cupboard.

First Floor

Landing 8' 0" x 7' 6" (2.45m x 2.28m)

Max measurement

UPVC double glazed window to the side aspect, airing cupboard housing a Worcester Combi boiler, loft access.

Bedroom One 12' 6" x 10' 4" (3.80m x 3.16m)

UPVC double glazed window to the frontage, radiator.

Bedroom Two 10' 3" x 10' 2" (3.13m x 3.09m)

UPVC double glazed window to the rear, radiator.

Bedroom Three 9' 0" x 7' 7" (2.74m x 2.30m)

UPVC double glazed window to the frontage, radiator.

Bathroom 7' 6" x 5' 5" (2.29m x 1.66m)

UPVC double glazed window to the rear, panel bath, chrome taps, shower over with chrome fitments, concertina shower screen, low level WC, pedestal wash hand basin, chrome mixer tap, inset ceiling spotlights, chrome ladder radiator.

Loft

Boarded and insulated.

Externally

To the frontage, concrete drive, area laid to gravel, fence boundary.

To the rear, detached garage, paved patio, area laid to gravel, fence and wall boundary.

Garage

Brick construction, metal up-and-over door, UPVC pedestrian door, power and light.



Note:

Council Tax Band: C

EPC Rating: C

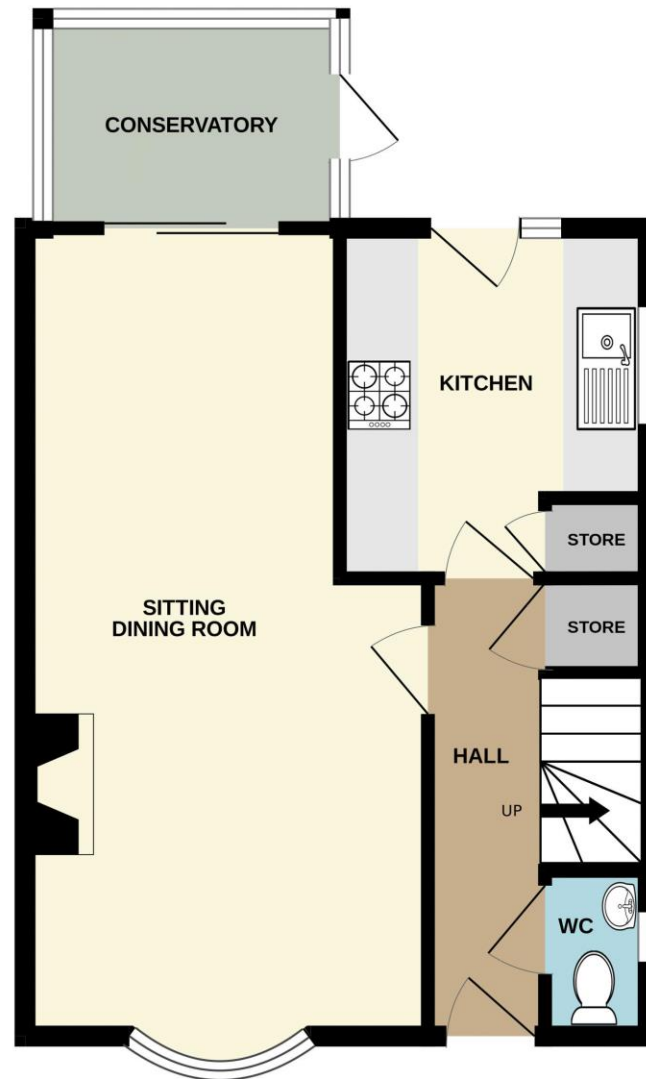
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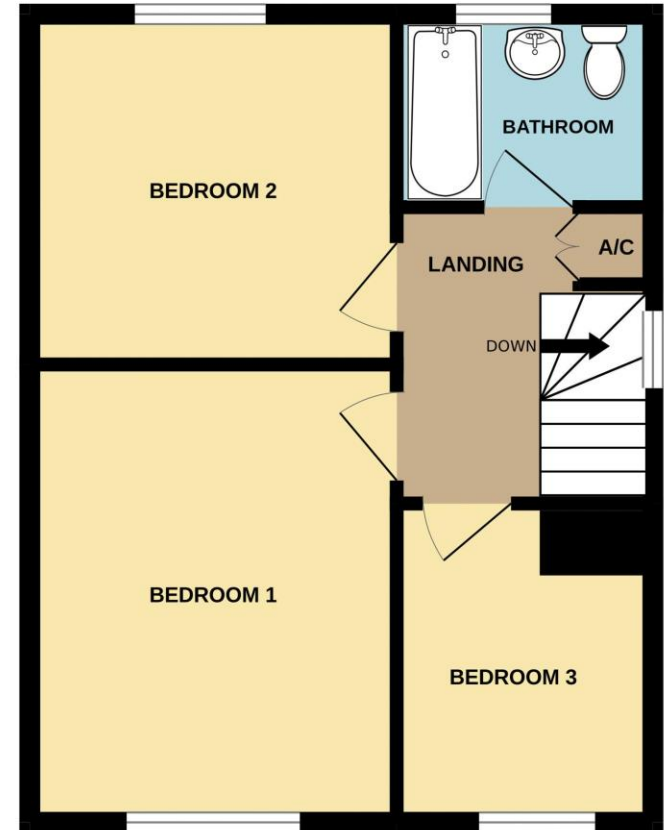


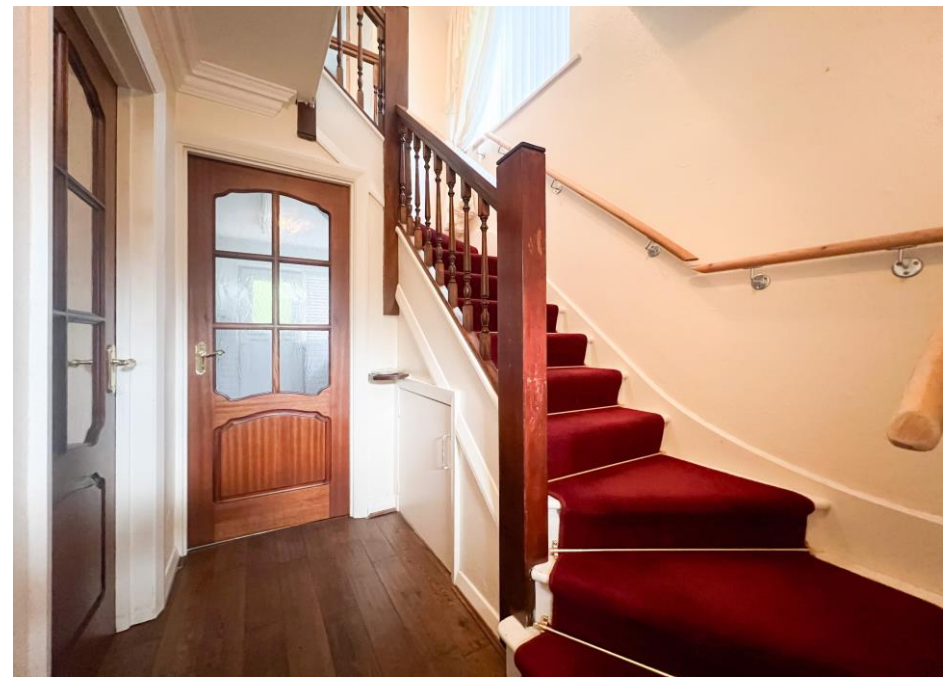


GROUND FLOOR



1ST FLOOR





Situation

This is property is situated opposite Trentham Gardens which provides shopping and lake side walks. It is ideally placed for commuting to Stone, Stafford and to the Potteries with easy access from the Potteries to Manchester, Birmingham and London via the train network. The town of Newcastle-under-Lyme is a short drive away, with The Royal Stoke Hospital and many supermarkets all within close proximity.

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