

£390,000

55 Harold Hines Way, Trentham Lakes



- **Modern detached house**
- **Four bedrooms**
- **En-suite shower room**
- **Large kitchen/diner**
- **Utility**
- **Ground floor WC**
- **Driveway/Integral garage**
- **Popular locality**
- **Viewing essential!**

Modern detached house on the newly built Trentham Manor Estate. Situated close to local amenities including Trentham Gardens and shopping village. The property offers spacious accommodation to include large kitchen/diner, utility, ground floor WC, en-suite shower room and four bedrooms. There is a driveway providing off road parking leading to an integral garage. Easily maintained gardens to the front and rear. Viewing is highly recommended!

55 Harold Hines Way, Trentham Lakes

HALLWAY

Composite door, laminate flooring, under stairs store, central heating radiator.

LOUNGE

17'7" x 10'1" (5.36m x 3.07m)

Laminate flooring, uPVC double glazing, two central heating radiators.

KITCHEN/DINER

20'10" x 13'9" max (6.35m x 4.19m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated six ring gas hob with electric double oven and extractor. Integrated dishwasher, fridge and freezer. uPVC double glazing, laminate flooring, central heating radiator, privacy door to integral garage. French doors to rear garden.

UTILITY ROOM

6'2" x 4'2" (1.88m x 1.27m)

Plumbing for washing machine, gas central heating boiler, laminate flooring, composite door to rear garden.

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, laminate flooring.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, access to loft, two storage cupboards.

BEDROOM ONE

13'4" x 10'1" (4.06m x 3.07m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

EN-SUITE SHOWER ROOM/WC

6'6" x 4'10" (1.98m x 1.47m)

Shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazing, laminate flooring, central heating towel radiator.

BEDROOM TWO

13'2" x 10'2" (4.01m x 3.10m)

Fitted carpet, central heating radiator, fitted wardrobes, uPVC door to Juliette balcony.

BEDROOM THREE

11'0" x 11'4" (3.35m x 3.45m)

Fitted carpet, central heating radiator, uPVC double glazing.

BEDROOM FOUR

9'1" x 8'7" (2.77m x 2.62m)

Fitted carpet, central heating radiator, uPVC double glazing.

FAMILY BATHROOM/WC

9'1" x 7'2" (2.77m x 2.18m)

Panelled bath, separate shower cubicle, low level WC, pedestal wash hand basin, laminate flooring, uPVC double glazing, central heating towel radiator.

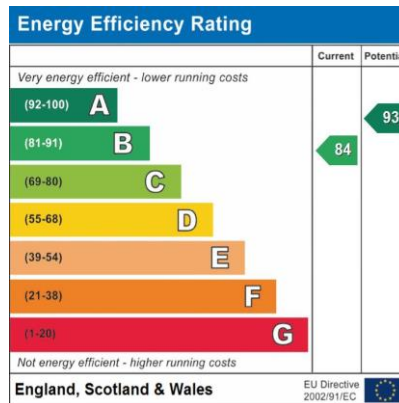
INTEGRAL GARAGE

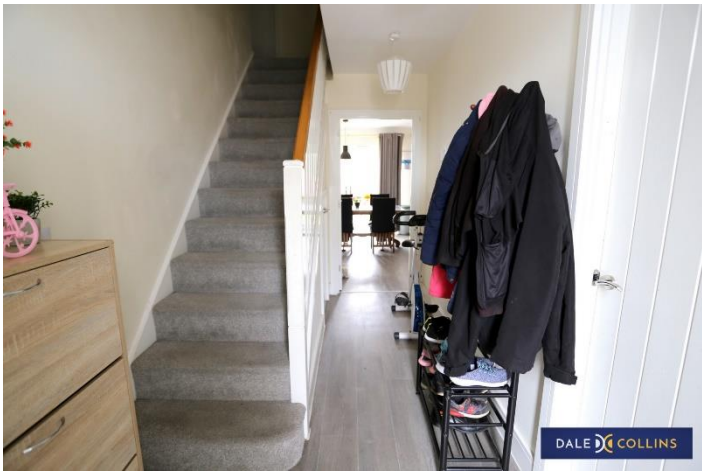
19'8" x 9'10" (5.99m x 3.00m)

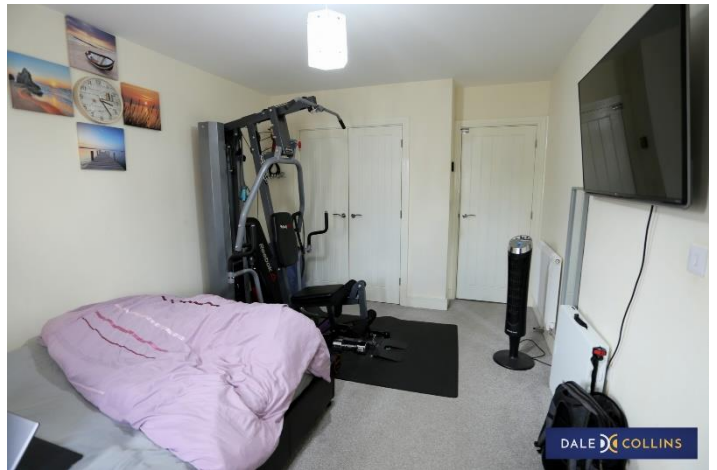
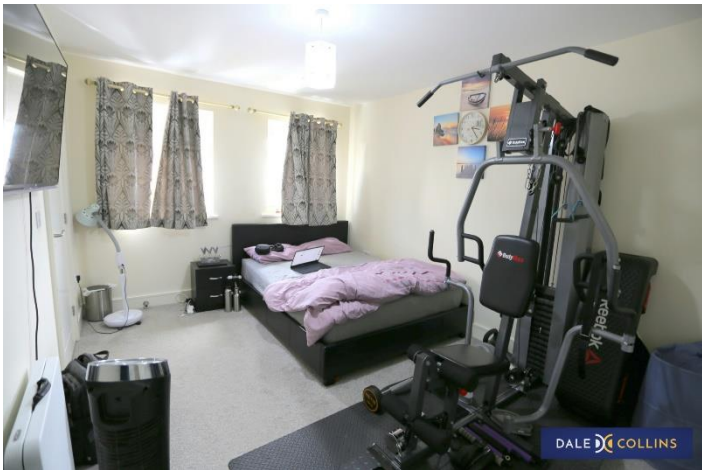
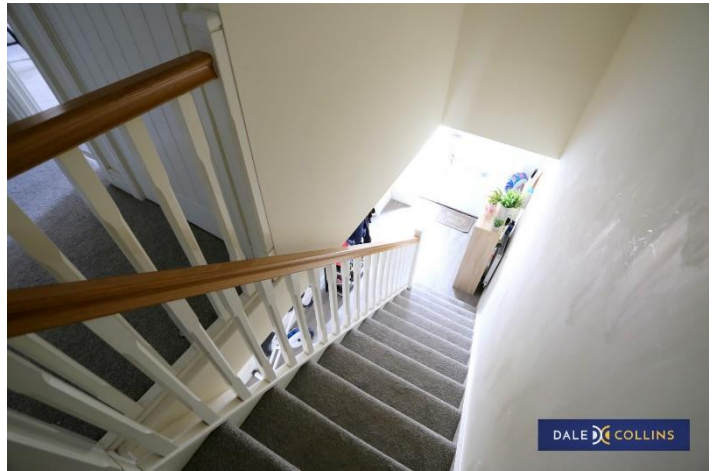
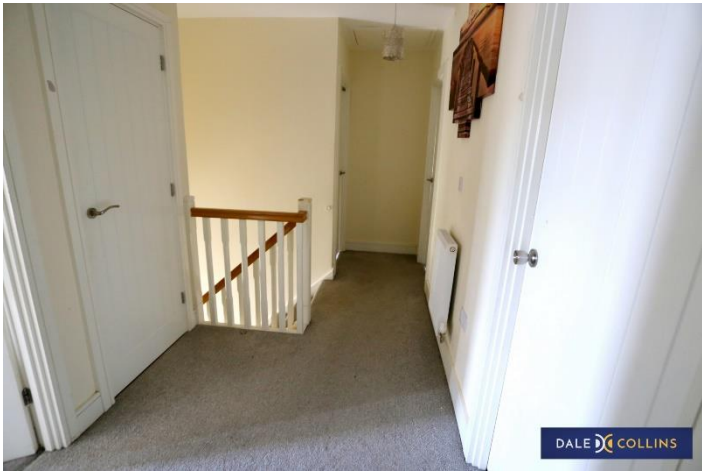
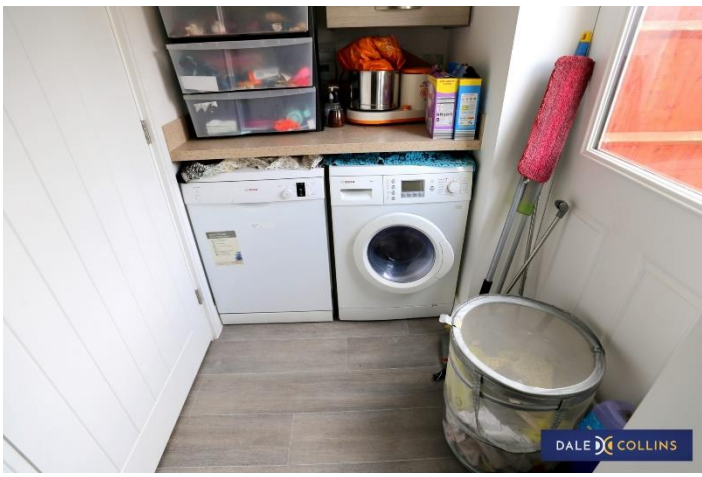
Power and lighting.

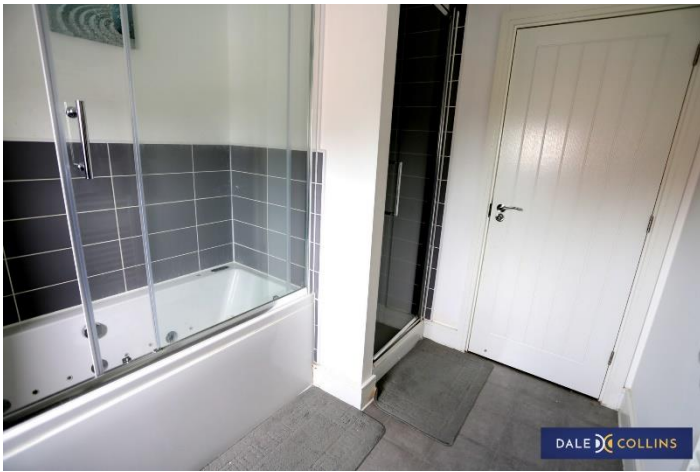
EXTERNALLY

Front garden adjoined by a driveway proving parking and leading to the integral garage. Easily maintained lawned garden to the rear.











Location: ST4 8WJ



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.