

**£265,000**

**12 Tregenna Close, Meir Park, ST3 7UL**



- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY ADDITION
- KITCHEN
- FAMILY BATHROOM
- ATTACHED SINGLE GARAGE
- GENEROUS DRIVEWAY PLOT
- POPULAR LOCATION

**DETACHED HOUSE WITH EXCELLENT POTENTIAL.** This three bedroom property is in a quiet cul-de-sac within the popular Meir Park. Two reception rooms, conservatory addition overlooking a private rear garden. Attached single garage & long driveway to the front. Put your own stamp on this family home and enjoy!

# 12 Tregenna Close, Meir Park, ST3 7UL

## ENTRANCE PORCH

Entrance into the property is via the front porch, leading to the main internal front door. Tiled floor.

## ENTRANCE HALLWAY

*1.57m x 1.56m (5'2" x 5'1")*

Through the front door into the entrance hallway. Tiled floor, wall mounted radiator, UPVC double glazed window. Door off to the lounge and stairs off to the first floor accommodation.

## LOUNGE

*5.00m x 3.91m (16'5" x 12'10")*

Nicely proportioned room with front UPVC double glazed bay window overlooking the garden area. There is a central brick-effect chimney breast housing the fireplace, fitted carpet, wall mounted radiator and archway through to the dining section.

## DINING ROOM

*3.22m x 2.41m (10'7" x 7'11")*

The dining room offers the option to have a formal dining section or second reception area. Continuation of the fitted carpet, wall mounted radiator, access through to the conservatory via hardwood timber French doors. Door through to the kitchen.

## KITCHEN

*3.26m x 2.36m (10'8" x 7'9")*

The kitchen offers a range of fitted wall and base units, with granite worktops, Belfast sink, BOSCH twin cavity oven and gas hob with extractor. Space and plumbing for washing machine, plumbing for dishwasher. Space for fridge freezer. Useful under-stairs pantry cupboard. Doorway through to the garage. Window overlooking rear garden area.

## CONSERVATORY

*3.30m x 2.40m (10'10" x 7'10")*

Accessed from the dining room, the conservatory addition offers that extra space to accommodate a third dining or seating area, overlooking the private rear garden. Tiled floor, UPVC double glazed elevations, with French doors opening onto the patio area. Added luxury of underfloor heating in here!

## STAIRS AND LANDING

*3.03m x 1.90m (9'11" x 6'3")*

Stairs rise up from the entrance hallway to the first floor landing. Fitted carpet. UPVC double glazed window. Doors off to the three bedrooms and family bathroom. Airing cupboard.

## BEDROOM ONE

*4.02m x 2.80m (13'2" x 9'2")*

Spacious double room with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

## BEDROOM TWO

*2.93m x 2.90m (9'7" x 9'6")*

Second double bedroom with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the rear garden. Fitted wardrobes including hanging-rail and shelving space.

## BEDROOM THREE

*2.68m x 1.97m (8'10" x 6'6")*

A nicely proportioned third bedroom, currently used as office space. Wall mounted radiator. Fitted carpet. UPVC double glazed window overlooking the front of the property, over the quiet cul-de-sac.

## FAMILY BATHROOM

*1.66m x 1.86m (5'5" x 6'1")*

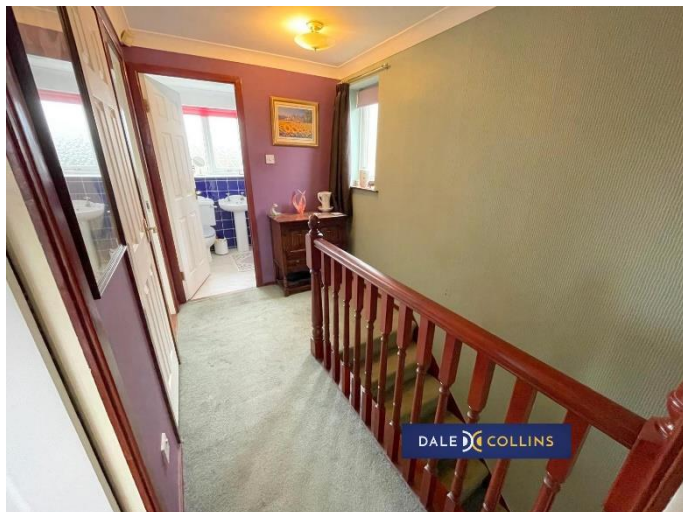
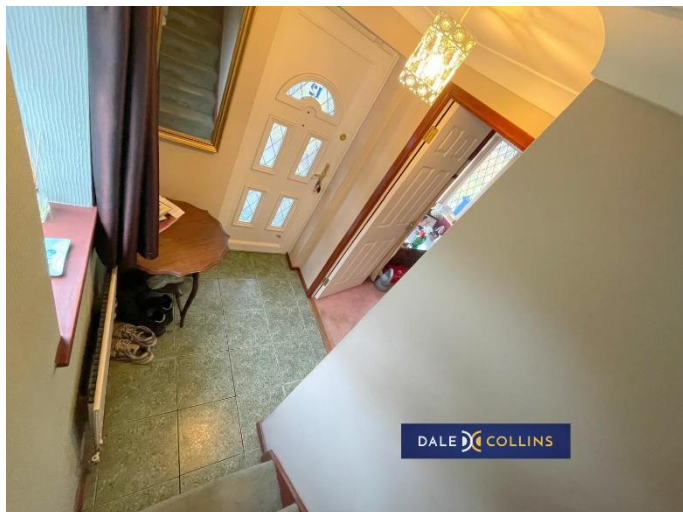
The family bathroom offers a white suite of wc, pedestal basin, bath with shower above. Tiled walls, UPVC double glazed frosted window, wall mounted radiator.

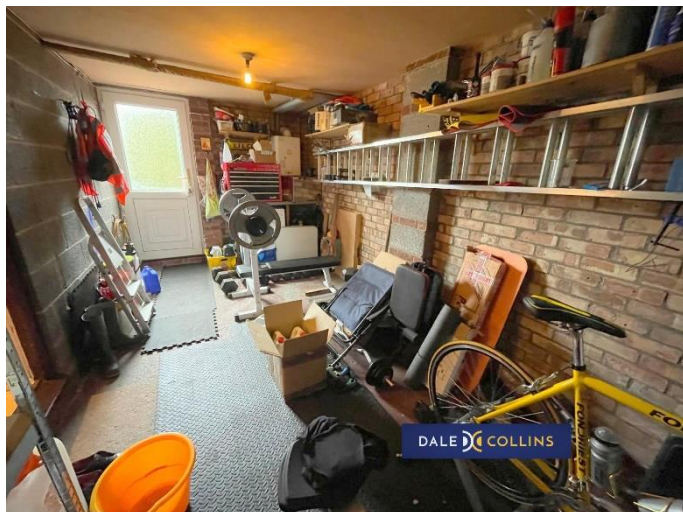
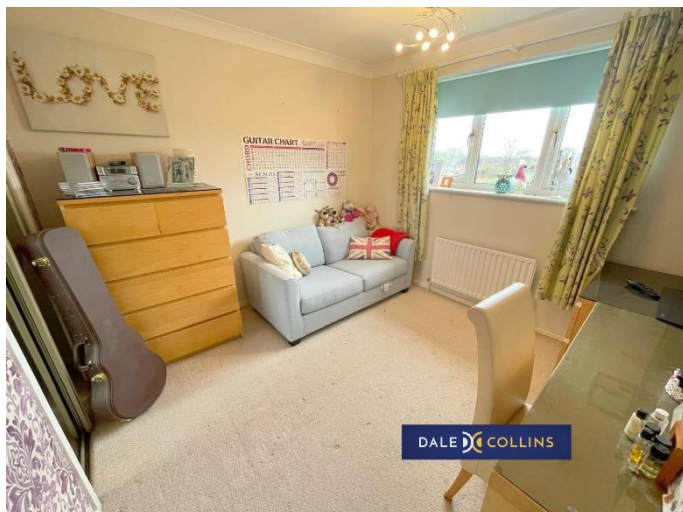
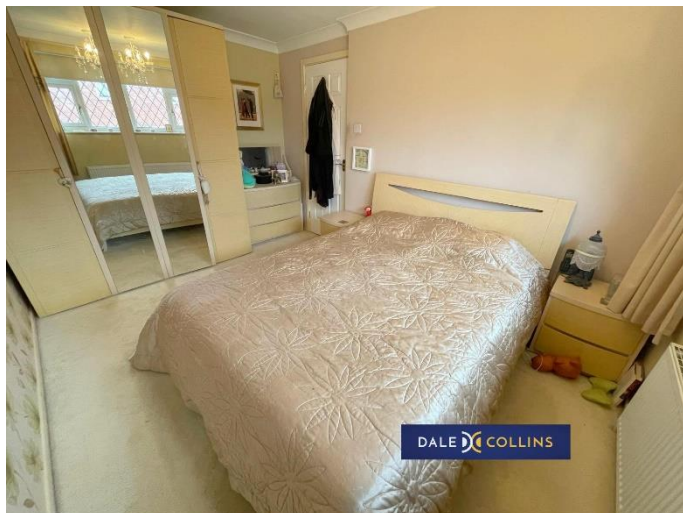
## ATTACHED GARAGE

Access via the side door to the kitchen, into the garage area, which offers excellent storage space for vehicles, home gym, extra kitchen appliances, etc. Rear door leading into the garden area. Front up and over door leading to driveway.

## OUTSIDE AREAS

The property occupies a nice position within this quiet cul-de-sac. With a lawned front garden adjacent to a driveway that can accommodate up to three cars with ease, leading to the attached single garage. To the rear is a pretty, private garden and patio area, mainly lawned with some mature planted shrubs.







**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](mailto:sales@daleandcollins.com) | [lettings@daleandcollins.com](mailto:lettings@daleandcollins.com) W: [www.daleandcollins.com](http://www.daleandcollins.com)

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**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.

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