

£190,000

25 Trent Road, Forsbrook, ST11 9BW.



- FOR SALE WITH NO UPWARD CHAIN
- SEMI-DETACHED HOUSE
- ELECTRIC HEATING

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN

- FAMILY BATHROOM
- READY FOR RENOVATION
- LOVELY VILLAGE LOCATION

FOR SALE WITH NO UPWARD CHAIN IN POPULAR FORSBROOK VILLAGE LOCATION. This lovely semi-detached house is ready for renovation throughout. Three bedrooms, two reception rooms, kitchen, family bathroom - electric heating with some modern Dimplex heaters keep the property warm and welcoming. A wonderful opportunity to create a modern home in a lovely location of Forsbrook.

Trent Road, Forsbrook, ST11

ENTRANCE HALLWAY

3.49m x 1.76m (11'5" x 5'9")

Entrance into the property is via the front glazed-panel door into a welcoming reception hallway. Stairs off to the first floor accommodation, and doorways through to the lounge and kitchen. Fitted carpet. Wall mounted electric heater.

LOUNGE

3.78m x 2.95m (12'5" x 9'8")

Ready for modernisation and a fresh start. The lounge has a central fireplace with an electric fire sitting on hearth and surround. UPVC double glazed window overlooking the front of the property. Wall mounted DIMPLEX electric heater. Double-doors opening into the dining room.

DINING ROOM

3.17m x 2.55m (10'5" x 8'4")

A second reception room which overlooks the rear garden area, with UPVC double glazed window. Wall mounted electric heater. Fitted carpet. Doorway through to the kitchen.

KITCHEN

3.73m x 2.23m (12'3" x 7'4")

A kitchen ready for modernisation. Sink and drainer unit. Set of drawer/cupboard unit with worktop above. Space & plumbing for washing machine. Modern DIMPLEX electric heater. Dual-aspect provides lots of light into the kitchen, with UPVC double glazed windows overlooking the rear garden and side of the property, where there is space for extension to the external areas (subject to necessary permissions) to create a larger, modernised family kitchen. Useful pantry store cupboard. UPVC glazed door leading to the rear patio and garden area.

STAIRS AND LANDING

2.46m x 1.96m (8'1" x 6'5")

Stairs up from the entrance hallway to the first floor landing. Fitted carpet. UPVC double glazed window unit. Wall mounted electric heater. Doors off to the three bedrooms and family bathroom.

BEDROOM ONE

3.78m x 3.00m (12'5" x 9'10")

Spacious double room with UPVC double glazed window overlooking the front garden area, wall mounted electric heater and fitted carpet. Built-in storage cupboard housing the hot water immersion tank. A master bedroom ready for a modern upgrade!

BEDROOM TWO

3.20m x 2.80m (10'6" x 9'2")

A second double room with UPVC double glazed window overlooking the rear garden area. Wall mounted electric heater. Fitted carpet.

BEDROOM THREE

2.89m x 1.78m (9'6" x 5'10")

A third, single room with UPVC double glazed window, wall mounted electric heater, UPVC double glazed window, fitted carpet.

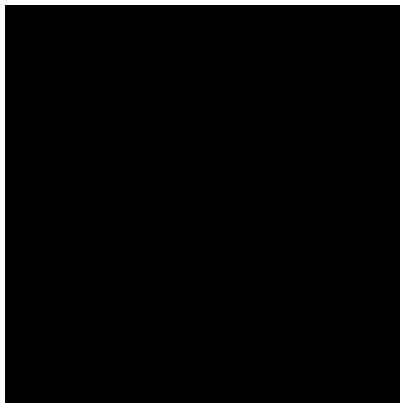
BATHROOM

1.97m x 1.57m (6'6" x 5'2")

The family bathroom is ready for full modernisation, currently housing a pink suite comprising bath, wc and wash hand basin. Double glazed sealed-unit frosted-glass window.

OUTSIDE AREAS

The property occupies a lovely plot overlooking a green area, within walking distance of Forsbrook village centre, Blythe Bridge village centre and local senior and junior schools. Great public transport links are available from Forsbrook village and Blythe Bridge train station. The property has a small garden area to the front, with side driveway leading to the rear garden which has a patio and hardstanding section alongside a lawned area.

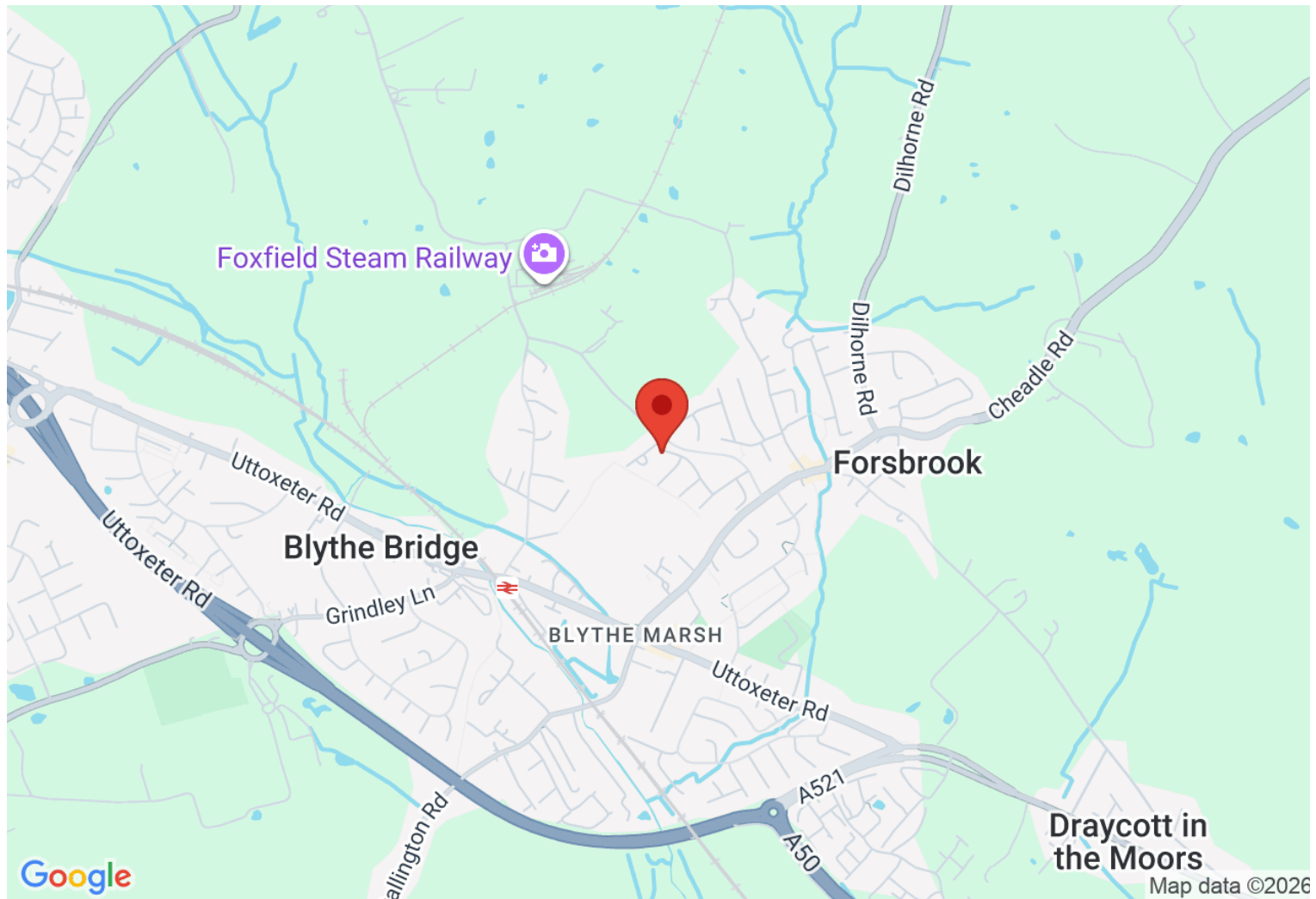








Location



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.