

FOR SALE



New Inn Lane, Trentham, Stoke-on-Trent

4 Bedrooms, 1 Bathroom, Detached House

£340,000



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- Detached Family Home
- Much Sought After Location
- Four Bedrooms
- In need of Updaing
- Close to well regarded schools



ENTRANCE HALL Entered via a UPVC front door, door giving access to integral garage, stairs to first floor, radiator.

WC 7' 9" x 2' 7" (2.37m x 0.80m) White suite comprising; low level WC and wall mounted hand wash basin, window to the side elevation, radiator.

LOUNGE 15' 10" x 11' 11" (4.85m x 3.65m) Having double glazed bow bay window to the front elevation, gas fire set in brick feature wall, radiator.

DINING ROOM 9' 10" x 9' 6" (3.00m x 2.90m) Double glazed window to the rear elevation, radiator.

KITCHEN 10' 7" x 10' 3" (3.25m x 3.14m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, integrated double oven and hob with extractor, space for appliances, double glazed window to the rear elevation, radiator.

UTILITY ROOM 7' 1" x 4' 11" (2.18m x 1.50m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, space and plumbing for washing machine and tumble dryer, storage cupboard, door giving access to the rear garden and double glazed window to the rear elevation.

BEDROOM ONE 12' 3" x 11' 11" (3.74m x 3.65m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 13' 1" x 8' 11" (4.00m x 2.72m) Double glazed window to the front elevation, radiator.

BEDROOM THREE 10' 3" x 9' 6" (3.14m x 2.90m) Having fitted drawers and storage, double glazed window to the rear elevation, radiator.

BEDROOM FOUR 7' 9" x 7' 3" (2.38m x 2.21m) Double



glazed window to rear elevation, radiator.

FAMILY BATHROOM 8' 3" x 7' 1" (2.52m x 2.18m)
Comprising; low level WC, pedestal hand wash basin, bath and shower unit, fully tiled walls, double glazed window to the rear elevation, radiator.

GARAGE 17' 7" x 7' 9" (5.38m x 2.37m) Having up and over door, power and lighting.

EXTERIOR The property is approached via a tarmacadam driveway with mature shrubs and hedges in planting borders. To the rear garden is a particularly impressive rear garden which is mainly laid to lawn with paved patio and mature hedges to the rear for added privacy.





Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | 70 | |
| (55-68) D | | |





All measurements are approximate and for display purposes only

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