

FOR SALE



Harold Hines Way, Trentham, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £190,000



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2 Bedrooms, 1 Bathroom

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- Semi-detached house
- Two spacious double bedrooms
- Private garden with direct access
- Currently tenanted until Jan 2026
- Rental income £1,050 pcm



OVERVIEW Welcome to this charming semi-detached house, perfect for investors looking for a fantastic opportunity in a highly sought-after location! Boasting two spacious double bedrooms, this lovely home offers comfortable living throughout, making it an attractive choice for both current and future tenants.

Step inside to find a welcoming reception room with delightful garden views and direct access to a private garden, providing a lovely space for relaxation or entertaining friends during the warmer months. The property also features the convenience of parking, a much-appreciated bonus in such a popular area.

Families and professionals alike will appreciate the close proximity to nearby schools, adding extra appeal to this inviting home. Inside, you'll find a kitchen that's ideal for whipping up your favourite meals, while the well-appointed bathroom offers practicality for everyday living.

Currently tenanted until January 2026 and achieving a rental income of £1,050 pcm, this house is an ideal investment that delivers immediate returns. Whether you're looking to expand your portfolio or begin your property journey, this home offers a fantastic chance to secure a property in a desirable area.

ENTRANCE HALL 9' 10" x 3' 8" (3.00m x 1.12m)
Entered via a composite glazed panel front door, stairs to first floor, wood effect laminate flooring, radiator.

WC 5' 2" x 3' 1" (1.59m x 0.95m) Modern white suite comprising; low level WC and pedestal hand wash basin, double glazed window to the front elevation, radiator.

KITCHEN 9' 10" x 6' 0" (3.00m x 1.85m) Fitted with a range of modern wall and base units with



complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, space for appliances, double glazed window to the front elevation, housing gas combination boiler, radiator.

storage cupboard, radiator.

BEDROOM TWO 13' 5" x 8' 6" (4.11m x 2.61m) Two double glazed windows to the rear elevation, built in storage cupboard, radiator.

LOUNGE/DINER 13' 5" x 13' 4" (4.11m x 4.07m) A spacious reception room having UPVC double glazed French doors with glazed side panels opening onto the rear garden, wood effect laminate flooring, built in storage cupboard, radiator.

EXTERNAL The property benefits from driveway parking to the side of the property with an access gate leading through to an enclosed garden which is mainly laid to lawn with paved patio and planting borders.

LANDING 6' 3" x 3' 5" (1.93m x 1.05m)

BATHROOM 6' 3" x 6' 3" (1.93m x 1.92m) Modern white suite comprising; low level WC, pedestal hand wash basin and panelled bath with shower over and glass screen, double glazed window to the side elevation, radiator.

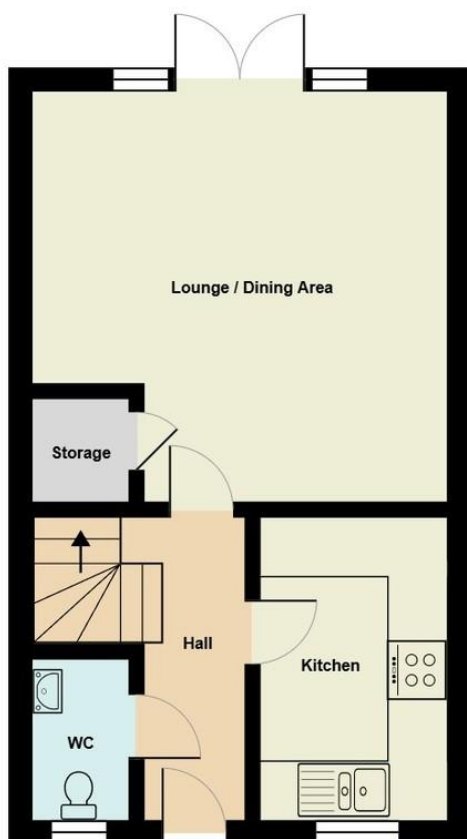
BEDROOM ONE 13' 5" x 8' 0" (4.11m x 2.44m) Two double glazed windows to the front elevation, built in



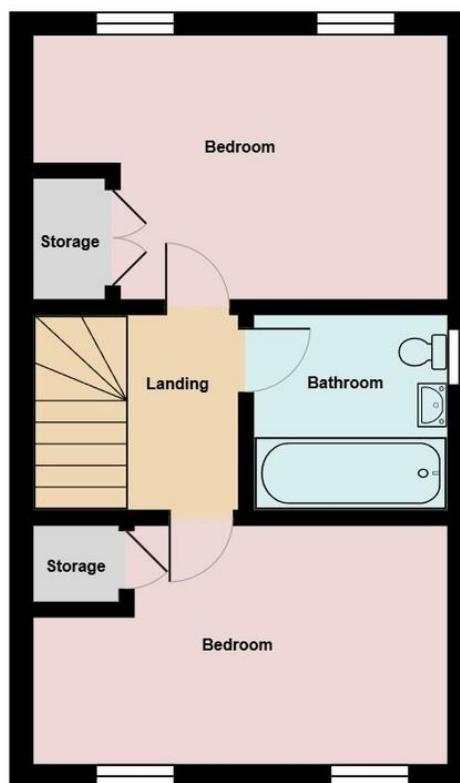


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





Ground Floor



First Floor

All measurements are approximate and for display purposes only

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