



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Trentham Road, Blurton, Stoke-On-Trent, ST3 3BN

**Offers in excess
of £342,500**

- * Superb Three Bedroom Detached Home
- * Spacious And Well Maintained Throughout
 - * Popular Residential Location
 - * Easy Access to Trentham Gardens
 - * Excellent Commuter Routes

w: www.keysestateagents.co.uk

Trentham Road, Blurton, Stoke-On-Trent,

Accommodation

Description

Keys are delighted to bring to the market a very desirable Detached House situated in a popular and sought after location on the outskirts of Trentham and Longton. Wonderfully presented throughout and with excellent kerb appeal the property has been maintained to an exceptionally high standard and offers versatile accommodation for a growing family.

The spacious accommodation briefly comprises: Entrance hall, open plan lounge and dining space, breakfast kitchen, study/reception two, cloaks and to the first floor three double bedrooms and a bathroom. Outside you will find a large driveway providing ample parking for several vehicles in addition to a detached garage which has been divided into storage/workshop space at the front and a fully functional gym at the rear, there is a lawned front garden and a private rear garden which is predominantly lawned and has a patio area.

The property has good access to the Town Centre of Longton where there is a range of shops, supermarkets, various amenities and is also within easy access to Trentham Gardens shopping village and good road links including the A34, A50, A500 and M6.

Ground Floor

Entrance Hall

Ceiling light points, coving to the ceiling, radiator, tiled flooring, exterior door, stairs to first floor.

Open Plan Lounge & Dining Area 25'11" x 9'10" (7.9m x 3m)

Lounge Area 9'10" x 14'6" (3.02m x 4.42m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, picture rail, dado rail, ceiling and wall light points, radiator, laminate wood effect flooring, french doors leading into the dining room. uPVC double glazed window with front aspect.

Dining Area 9'10" x 9'10" (3.02m x 3.01m)

Coving to the ceiling, picture rail, dado rail, ceiling light point, radiator, laminate wood effect flooring, french doors leading into the rear garden area

Breakfast Kitchen 18'4" x 13'9" (5.6m x 4.2m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Coving to the ceiling, two radiators, ceiling light point, lighting above worktops, part wall tiled, ceramic tiled flooring, uPVC double glazed window, uPVC double glazed french doors to outside.

Study/Reception 2 10'9" x 10'5" (3.3m x 3.2m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, radiator, ceiling light point, two uPVC double glazed windows.

Cloaks 5'6" x 2'11" (1.7m x 0.9m)

Low level w.c. ceiling light point, wall mounted combi boiler, part tiled walls, tiled flooring, uPVC double glazed window.

First Floor

Bedroom One 14'1" x 13'1" (4.3m x 4m)

Fitted wardrobes, coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window

Bedroom Two 17'8" x 10'2" (5.4m x 3.1m)

Fitted with a range of wardrobes with mirrored sliding doors, coving to the ceiling, two radiators, ceiling light points, laminate wood effect flooring, two uPVC double glazed windows



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Bedroom Three 10'2" x 8'10" (3.1m x 2.7m)

Fitted with a range of wardrobes with mirrored sliding doors, coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window.

Bathroom 13'1" x 7'10" (4m x 2.4m)

Fitted with a four piece white bathroom suite comprises panelled bath, wash hand basin set in storage unit, low level w.c. separate shower enclosure. Coving to the ceiling, heated towel rail, part wall tiled, uPVC double glazed window

Externally

To the front wall and railings, double gates, paved path, raised planters, laid lawn, pebbled driveway, access to garage, gates to rear, CCTV. At the rear of the property is a patio which extends to the side, lawned area, gate to side of garage.

Garage /Gym Room

Divide off from the front storage area of the garage, has been used by the current occupiers as a gym.

General Information

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 399911

Services

We believe all are available.

Tenure

Assumed to be freehold.

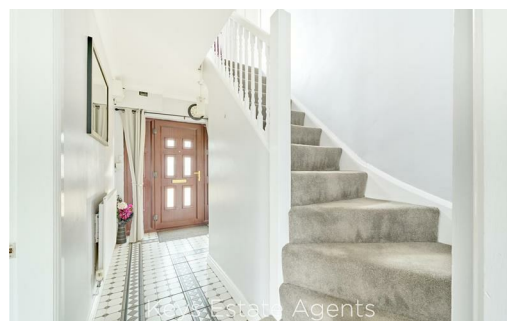
Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Trentham Road, Blurton FLOOR PLAN



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