



Boma Road | Trentham | Stoke-on-Trent | ST4 8EA Offers in excess of £235,000

VERY WELL PRESENTED FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

This traditional three bedroom, bay fronted semi detached family home has recently been decorated throughout including new kitchen & bathroom. The property is conveniently situated close to local amenities, schools, commuter/transport networks and only a short distance away from Trentham Gardens retail and leisure facilities. The accommodation comprises, entrance hall, dining room, lounge, newly fitted kitchen, porch, cloakroom w/c, three bedrooms, newly fitted bathroom and separate w/c. Gas central heating, double glazing, driveway, garage and gardens. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door and windows to the front elevation. Radiator, coving to the ceiling and staircase leading to the first floor.

DINING ROOM

13' 6" x 11' (4.11m x 3.35m) Gas fire with feature hearth and surround, radiator, coving to the ceiling, television point and upvc double glazed bay window to the front elevation.

LOUNGE

13' 10" x 11' 2" (4.22m x 3.4m) Wall mounted electric fire, radiator, coving to the ceiling, television point, upvc double glazed French patio doors and windows to the rear elevation, leading to the garden.

KITCHEN

10' 11" x 7' 2" (3.33m x 2.18m) Newly fitted base units and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor hood. Plumbing for a washing machine, part tiled walls, pantry and upvc double glazed window to the side elevation.

REAR PORCH

Double glazed entrance door to the side elevation and a walk in storage cupboard with upvc double glazed window to the rear elevation.

CLOAKROOM W/C

Low level w/c, heated towel rail and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

Upvc double glazed window to the side elevation.

MASTER BEDROOM

14' x 11' 2" (4.27m x 3.4m) Radiator and upvc double glazed bay window to the front elevation.

BEDROOM TWO

13' 11" x 9' 10" (4.24m x 3m) Built in storage cupboard, radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

8' 5" x 7' 3" (2.57m x 2.21m) Radiator and upvc double glazed window to the front elevation.

BATHROOM

Newly fitted panelled bath with shower attachment, vanity wash hand basin, heated towel rail and upvc double glazed window to the rear elevation.

SEPARATE W/C

Low level w/c and upvc double glazed window to the side elevation.

EXTERIOR

To the front of the property there is a gravel garden and to the rear there is an enclosed garden, mainly laid to lawn with shrub borders, timber storage shed, brick built garage and a driveway.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

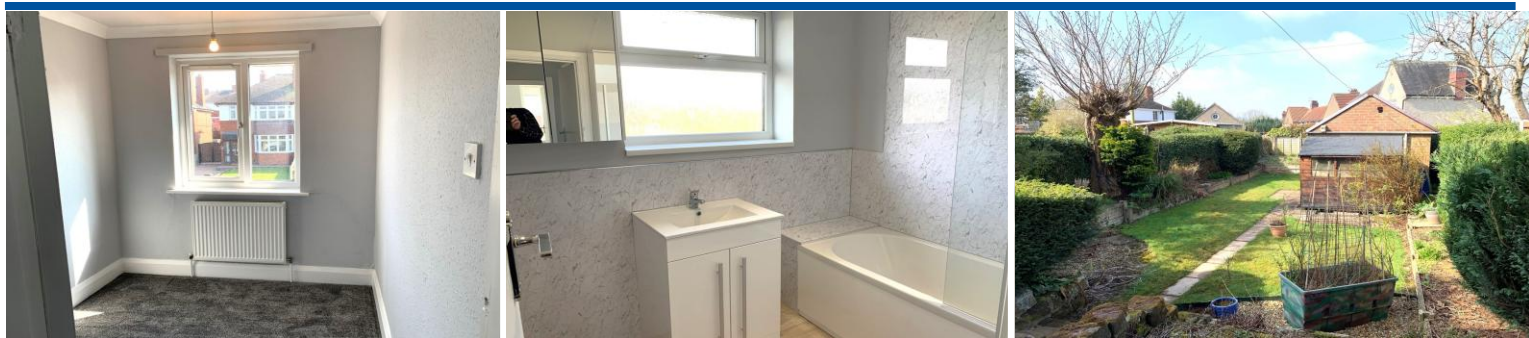
Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements