



Trentham Road | Blurton | Stoke-on-Trent | ST3 3DH    Offers in excess of £249,950

IDEAL FAMILY HOME, DECEPTIVELY SPACIOUS THROUGHOUT, GREAT LOCATION,

This well presented, extended three bedroom semi detached family home occupies an extensive plot within a much sought after residential location. 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 porch, hallway, open plan lounge / dining room, breakfast kitchen, cloakroom w/c, utility room, rear porch, three double bedrooms and a bathroom. Gas central heating, double glazing, driveway providing ample parking, spacious garage with workshop and a large, well maintained rear garden.

Viewings are highly recommended.



## Property Description

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### ENTRANCE PORCH

Upvc double glazed entrance doors and windows to the front elevation. Tiled floor.

### HALLWAY

Entrance door and window to the front elevation, radiator, coving to the ceiling, staircase leading to the first floor and under stairs storage cupboard.

### OPEN PLAN LOUNGE / DINING ROOM

#### DINING ROOM

12' 8" x 11' (3.86m x 3.35m) Radiator, coving to the ceiling, upvc double glazed bay window to the front elevation and archway leading to the lounge.

#### LOUNGE

13' 8" x 11' (4.17m x 3.35m) Electric fire with feature hearth and surround, radiator, coving to the ceiling, television point, upvc double glazed windows and french patio doors leading to the rear garden.

### BREAKFAST KITCHEN

14' 3" (max) x 10' 6" (extending to 13' 9") (4.34m x 3.2m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric double oven, gas hob and extractor fan. Breakfast bar, plumbing for a dishwasher, upvc double glazed windows to the side and rear elevations, double glazed entrance door leading to the rear porch.

### CLOAKROOM W/C

Low level w/c, vanity wash hand basin, tiled walls and floor, upvc double glazed window to the side elevation.

### UTILITY ROOM

6' 8" x 6' 2" (2.03m x 1.88m) Fitted base units, work surfaces incorporating twin inset stainless steel sinks with mixer tap, plumbing for a washing machine, tiled walls and floor, radiator, upvc double glazed windows to the front and side elevations.

### REAR PORCH

Upvc double glazed entrance door leading to the rear garden, tiled floor.

### FIRST FLOOR LANDING

Coving to the ceiling, upvc double glazed window to the side elevation.

### MASTER BEDROOM

13' 7" x 9' 10" (4.14m x 3m) Fitted with an extensive range of bedroom furniture comprising, fitted wardrobes, bedside cabinets with feature display shelving and matching wall mounted cupboards extending over bed space. Radiator, coving to the ceiling and upvc double glazed window to the rear elevation.

### BEDROOM TWO

11' x 10' 10" (3.35m x 3.3m) Fitted wardrobes, loft access, radiator and upvc double glazed window to the front elevation.

### BEDROOM THREE

14' 4" (max) x 10' 1" (max) (4.37m x 3.07m) Radiator and upvc double glazed windows to the front and side elevations.

### BATHROOM

9' 10" x 6' 10" (3m x 2.08m) Fitted with a four piece suite comprising panelled bath, shower cubicle with mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls, upvc double glazed windows to the side and rear elevations.

### EXTERIOR

To the front of the property there is a lawned garden with shrub borders and a driveway providing ample parking, leading to a spacious garage with workshop, remote roller door, power and lighting (30' 11" x 10' extending to 11') To the rear of the property there is a paved patio and a very well maintained enclosed lawned garden with well stocked raised borders incorporating various trees, plants and shrubs. Greenhouse and timber storage shed.

### 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.

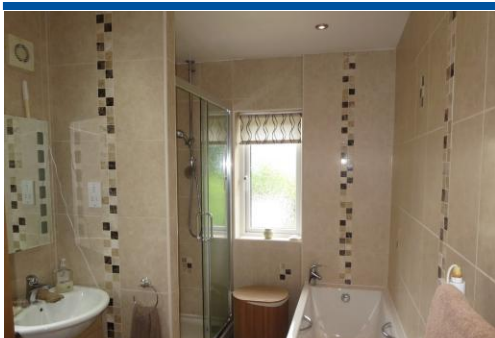
#### Market Appraisal

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

The Estate Office

5 King Street

Newcastle

Staffordshire

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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