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Estate Agents

Letting and Management Specialists



90 Meadow Lane, Trentham, Stoke-On-Trent, ST4 8DJ

£220,000

- Trentham Location
- Spacious Accommodation
- Combi Boiler
- Off Road Parking
- Three Bedrooms
- Double Glazing
- Gardens To The Front And Rear
- No Onward Chain

A three bedroom semi detached house in a very desirable Trentham location... with no onward chain!

Properties in Trentham continue to be very popular amongst local buyers and we anticipate a significant amount of interest in this house which offers the potential to become the perfect family home.

Ground floor accommodation is spacious and flexible and currently offers an entrance hall, living room with feature bow window, a dining room at the back which is adjacent to the kitchen, offering obvious scope for reconfiguration if required, but also providing a practical space in its current setup.

The first floor features two double bedrooms with fitted wardrobes and one single bedroom, as well as the family bathroom. The landing area is subject to plenty of natural light thanks to the double glazed window and there is a very useful storage cupboard which is also occupied by the combi boiler.

There are gardens to the front and rear as well as a driveway at the front of the property providing off road parking.

For more information or to book a viewing please contact us.



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ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Stairs to the first floor.

LIVING ROOM

12'10 x 10'01 (3.91m x 3.07m)

UPVC double glazed bow window. Fitted carpet. Gas fire.

DINING ROOM

10'08 x 7'06 (3.25m x 2.29m)

UPVC double glazed window. Laminate flooring. Radiator

KITCHEN

11'11 max x 8'09 (3.63m max x 2.67m)

UPVC double glazed window. UPVC double glazed rear door. Vinyl flooring. Radiator. Range of wall cupboards and base units. Integrated oven and gas hob. Part tiled walls.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Store cupboard containing Worcester combi boiler. Access to the loft.

BEDROOM ONE

11'01 x 9'06 (3.38m x 2.90m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes

BEDROOM TWO

11'02 max x 8'11 max (3.40m max x 2.72m max)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe.

BEDROOM THREE

7'06 x 6'09 (2.29m x 2.06m)

UPVC double glazed window. Varnished floorboards. Radiator.

BATHROOM

7'04 x 5'06 (2.24m x 1.68m)

UPVC double glazed window. Varnished floorboards. Radiator. Panelled bath with shower and screen over, pedestal wash basin and W/C. Part tiled walls.

OUTSIDE

To the rear of the property there is a patio area, lawn and gravelled area.

At the front of the property there is a lawn and a driveway for off road parking which leads to the CARPORT and...

DETACHED GARAGE





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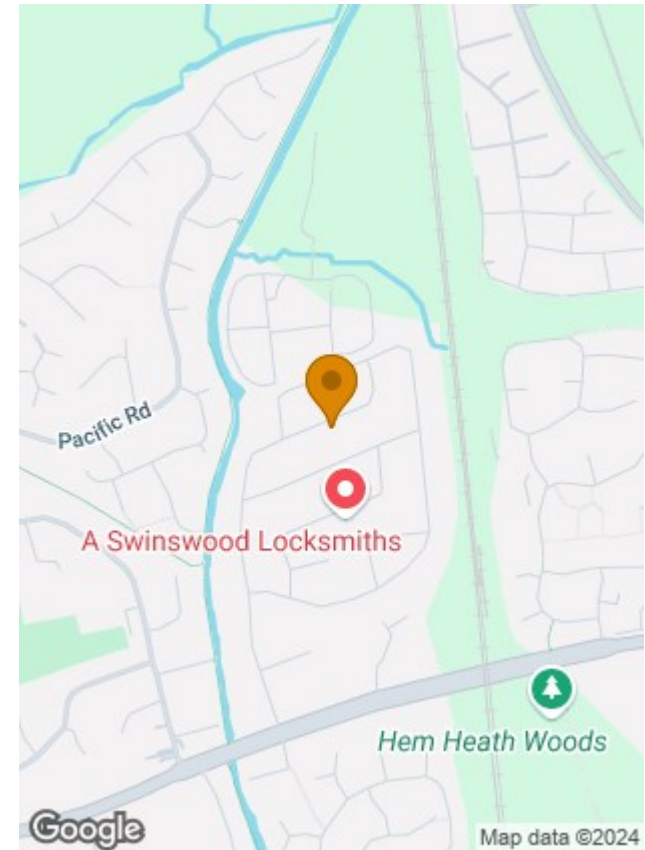


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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