

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Brinsley Avenue, Trentham, Stoke-On-Trent, ST4 8LT

£235,000

- Three Bedrooms
- Bathroom With Bath And Shower
- UPVC Double Glazing
- No Chain
- Fitted Kitchen
- Gas Central Heating
- Convenient Location
- Large Garage

THREE BEDROOMS AND A PRIME TRENTHAM LOCATION!

Discover your dream home at Brinsley Avenue - a charming, traditional three-bedroom semi-detached house in the highly sought-after area of Trentham.

Boasting a private driveway and garage, this property is equipped with gas central heating from a combi boiler and modern UPVC double glazing for your comfort.

Ideally located close to the stunning Trentham Gardens and offering convenient access to Stone via the A34, it's perfect for both leisure and commuting.

With no onward chain, this is your chance to make it yours without delay. Don't miss out on this fantastic opportunity!

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Double radiator. Upvc double glazed front door. Walk in understairs coat cupboard/store with UPVC double glazed window. Stairs leading to the first floor. Door leading into the...

LOUNGE AND DINING ROOM

27'10" x 10'10" (8.48 x 3.30)

Fitted carpet. Two double radiators. Feature fireplace with living flame effect fire. Double glazed bay windows to front and rear.

SIDE HALL/UTILITY ROOM

Tiled floor and walls. Plumbing for washing machine. Gas combi boiler for central heating and hot water. UPVC double glazed external door. Radiator. Door to the...

CLOAKROOM/WC

Tiled floor and walls. UPVC double glazed window. White low level wc.

FITTED KITCHEN

11'5" x 8'0" (3.48 x 2.44)

Tiled floor and walls. Two Upvc double glazed windows. Wall cupboards, base units and worktops. Integrated electric hob and new eye level double oven.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

13'9" x 10'10" (4.19 x 3.30)

Fitted carpet. UPVC double glazed bay window.

BEDROOM TWO

12'5" x 10'11" (3.78 x 3.33)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'3" x 6'0" (2.21 x 1.83)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

8'0" x 5'8" (2.44 x 1.73)

Tiled floor and walls. White suite comprising panelled bath, pedestal wash basin and low level wc. Separate shower. Radiator. UPVC double glazed window. Extractor. Access to the loft.

OUTSIDE

The property has a compact rear garden with large paved patio area and a front garden behind a low brick wall.

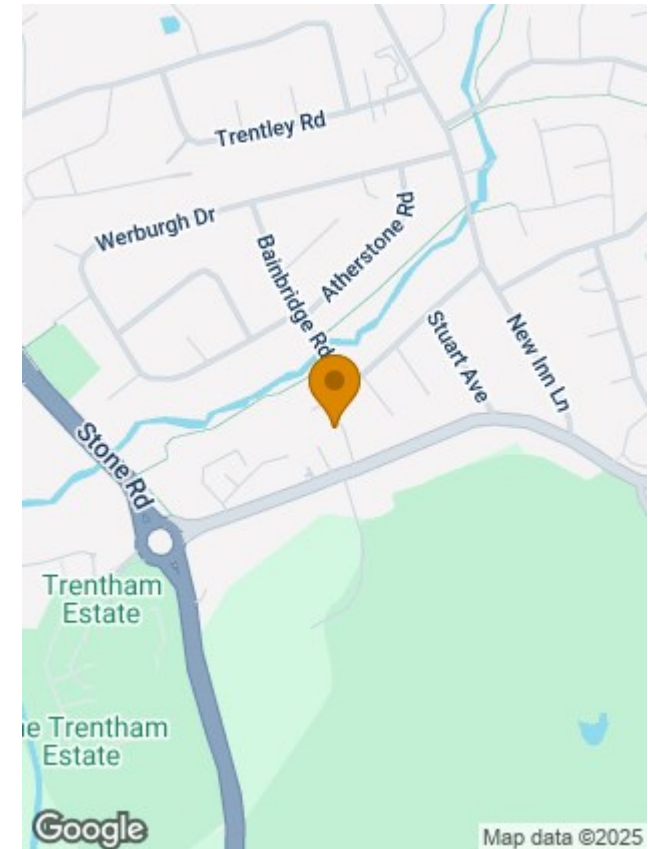
A driveway at the front gives access to the...

DETACHED DOUBLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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 - C



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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