

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£270,000

- Watch Our Online Video Tour!
- Large Extension
- Utility Room
- Combi Boiler
- 3/4 Bedrooms
- Open Plan Kitchen/Diner
- UPVC Double Glazing
- Close To Trentham Gardens

## AN EXTENDED AND UNIQUE PROPERTY IN A SOUGHT AFTER TRENTHAM LOCATION!

This spacious home in Trentham offers much more than you could ever imagine, thanks to a large ground floor extension and conversion. The ground floor now features an entrance hall, a comfortable living room and at the back of the property is a large open plan kitchen/diner with a patio door into the rear garden providing ample space for growing families.

Also on the ground floor is a separate utility room and WC, as well as another room which is currently operated as a bedroom but could also be utilised as an office or playroom.

The first floor features three useable bedrooms and a fully tiled family bathroom. Windows throughout are UPVC double glazed and gas central heating is provided from a baxi combi boiler!

Trentham is a charming area which benefits from a wealth of local amenities and has the huge benefit of Trentham Gardens, which features a mix of independent boutiques, cafes, and restaurants. This area perfectly balances shopping and relaxation, with its lake setting offering a perfect place to walk.

We would be delighted to show you around. See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Stairs to the first floor.

### LIVING ROOM

12'09 x 10'01 (3.89m x 3.07m)

Laminate flooring. UPVC double glazed bow window. Radiator. Gas fire.

### KITCHEN/DINER

18'10 x 16'0 (5.74m x 4.88m)

Part tiled flooring and part laminate. Range of wall cupboards and base units with integrated gas hob, extractor, electric oven and dishwasher. Store cupboard. UPVC double glazed window. UPVC double glazed sliding door into the garden.

### UTILITY

16'6 max x 7'1 (5.03m max x 2.16m)

Tile effect flooring. UPVC double glazed window and rear door. Plumbing for washer/dryer. Ample storage space. Radiator. Sink.

### WC

Tile effect flooring. Wash basin and wc.

### BEDROOM

13'8 x 6'11 (4.17m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window.

N.B. Currently used as a bedroom but could be an office/playroom etc

## LANDING

Fitted stair and landing carpets. UPVC double glazed window. Store cupboard containing the baxi combi boiler. Access to the loft.

### BEDROOM ONE

12'9 x 10'5 (3.89m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

11'0 x 8'11 (3.35m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

7'6 x 5'10 (2.29m x 1.78m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

7'2 x 5'4 (2.18m x 1.63m)

Tile effect flooring. Radiator. Tiled walls. Bath with shower over, wash basin and wc. UPVC double glazed window.

## OUTSIDE

There is a driveway for off road parking at the front of the house with a lawn.

To the rear is a crazy paved patio area and a raised lawn with borders.





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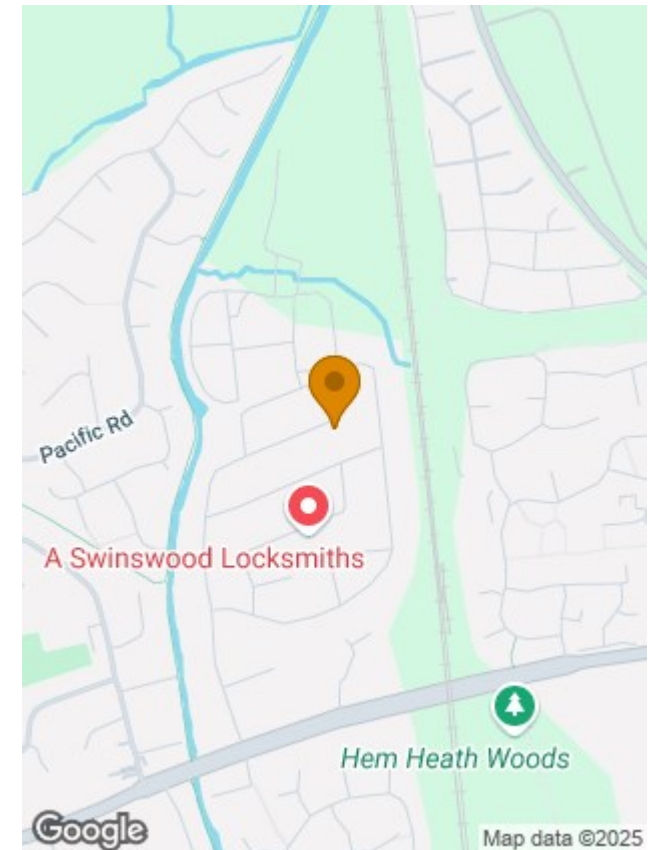


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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](mailto:enquiries@austerberry.co.uk)

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