

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Eskdale Place, Trentham, Stoke-On-Trent, ST4 8LG

£245,000

- Exceptional Location
- Great Potential
- Two Reception Rooms
- Close to Trentham Gardens
- Large Plot
- Three Bedrooms
- Walking Distance to Shops and Schools
- No Onward Chain

EXCEPTIONAL POTENTIAL, LOCATION AND PLOT!

In the same ownership since it was built in 1960, a traditional semi detached house in a very desirable residential area within walking distance of local shops, schools and Trentham Gardens.

10 Eskdale Place stands at the head of cul-de-sac off Werburgh Drive, has a long garden to the rear, plenty of parking space to the side and represents an opportunity for you to upgrade and modernise the property to your own requirements or perhaps extend it, subject of course to appropriate consents being obtained.

The house is being sold with no onward chain, has three well proportioned bedrooms, two reception rooms and a kitchen. The property also has gas central heating and UPVC double glazing.

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door and windows. Fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE

15'9" x 11'1" (4.80m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with living flame gas fire. Open archway leading into the...

DINING ROOM

10'10" x 9'6" (3.30m x 2.90m)

Fitted carpet. Radiator. Double glazed patio doors leading into the garden and door leading into the...

KITCHEN

10'10" x 8'6" (3.30m x 2.59m)

Fitted carpet. A range of white wall and base cupboards together with a breakfast bar, integrated electric hob, cooker hood and under oven. Radiator. UPVC double glazed window with fitted blind. External door. Pantry/storage cupboard with single glazed timber window.

FIRST FLOOR

LANDING

Fitted stairs and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

16'4 x 11'1" (4.98m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'10" x 9'6" (3.30m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'11" x 6'4"min x 7'0" (2.41m x 1.93mmin x 2.13m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Built in wardrobe.

BATHROOM/WC

8'6" x 6'6" (2.59m x 1.98m)

Fitted carpet. Panelled bath, low level WC and pedestal wash basin. Two UPVC double glazed windows. Radiator. Airing cupboard with lagged hot water cylinder and gas central heating boiler.

OUTSIDE

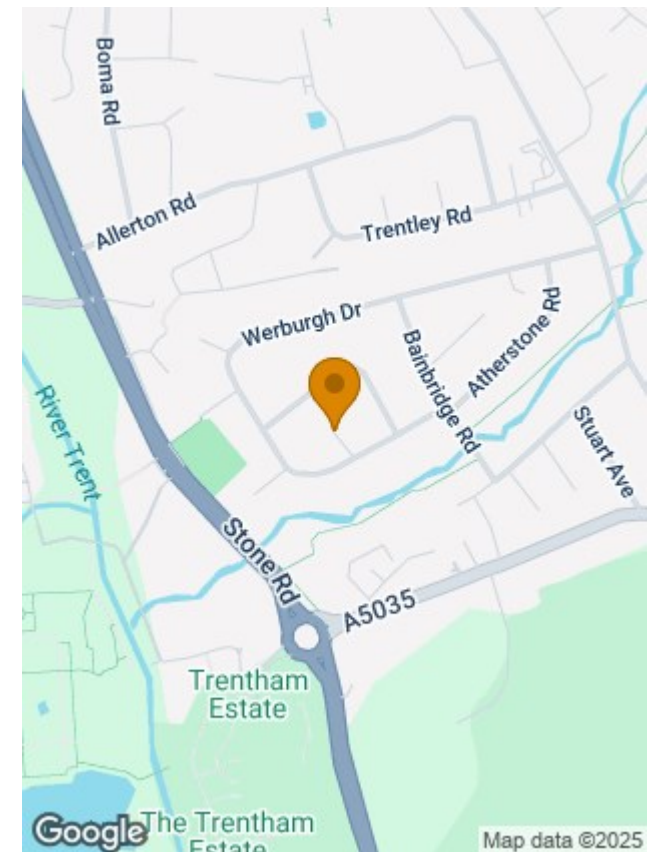
To the front of property there is a lawn and double gates leading to a block paved driveway and additional parking area.

To the rear there is an exceptionally large lawned garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

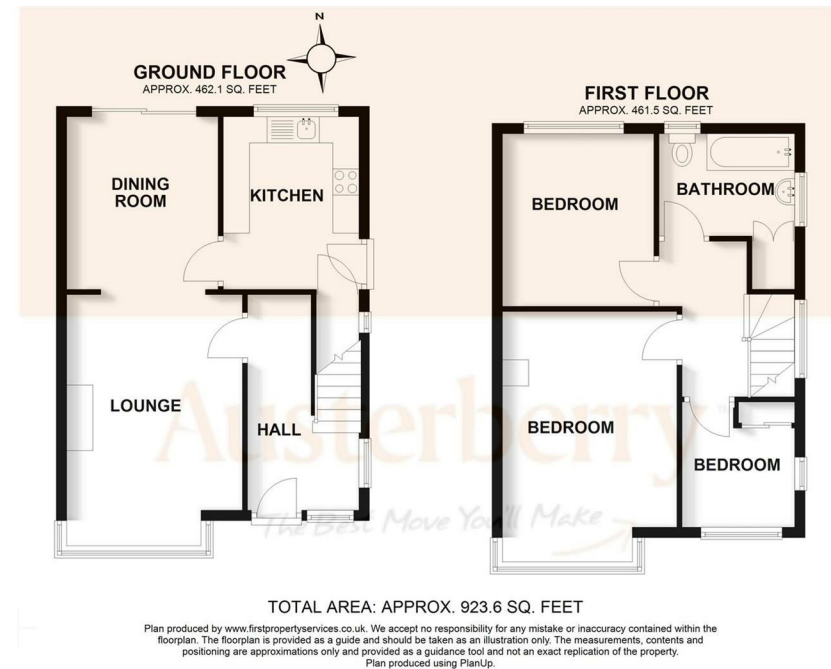
Tenure - Freehold

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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