

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Deansberry Close, Trentham, Stoke-On-Trent, ST4 8JH

£299,500

- Prime Trentham Location
- Easy Access To The A500/M6
- Two Reception Rooms
- South/South Westerly Facing Rear Garden
- Close To Schools, Amenities & Trentham Gardens
- Four Bedrooms
- Superb Bathroom
- Garage

FOUR BEDROOMS, EXCELLENT PRESENTATION AND PRIME LOCATION!

A most impressive link detached house in a prime location particularly convenient for local schools, shops, facilities, Trentham Gardens and access to the A500/M6.

The property has a block paved driveway to the front, a large integral garage with a utility area and a delightful South/South Westerly facing rear garden.

The ground floor accommodation features a cloakroom with wc, two reception rooms and a well equipped kitchen with a range of custom built units and integrated appliances.

This house has four bedrooms and heating is from a conscientiously maintained gas warm air central heating system whilst there is also the benefit of cavity wall installation and solar panels.

For more information to call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Fitted carpet. Under stairs storage cupboard.

CLOAKROOM/WC

Fitted carpet. UPVC double glazed window. White wc and wash basin within fitted units. Useful coat cupboard.

LOUNGE

21'3 x 11'2 (6.48m x 3.40m)

Fitted carpet. UPVC double glazed window to the front of the room and UPVC double glazed double doors at the rear leading out onto the patio. Elegant fireplace with living flame gas fire.

DINING ROOM

10'4 x 9'7 (3.15m x 2.92m)

Fitted carpet. UPVC double glazed window. Cupboard containing the gas warm air central heating unit.

FITTED KITCHEN

10'9 x 10'3 (3.28m x 3.12m)

Tiled floor and part tiled walls. UPVC double glazed window. Excellent range of custom made wall cupboards and base units of solid timber construction and natural timber finish with integrated appliances including electric hob, cooker hood, eye level double oven, fridge and dishwasher and there is plinth heater. Space for a table and chairs. Door leading into the garage.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Airing cupboard with shelving. Cupboard containing the insulated hot water cylinder.

BEDROOM ONE

12'1 x 9'10 (3.68m x 3.00m)

Fitted carpet. UPVC double glazed window.

BEDROOM TWO

9'10 x 9'7 (3.00m x 2.92m)

Fitted carpet. UPVC double glazed window with fitted blind. Door leading into...

BEDROOM THREE

10'11 x 8'8 (3.33m x 2.64m)

Fitted carpet. UPVC double glazed window. Wall mounted gas convector heater.

BEDROOM FOUR

11'2 x 9'7 (3.40m x 2.92m)

Fitted carpet. UPVC double glazed window.

SUPERB BATHROOM

12'1 x 5'2 (3.68m x 1.57m)

White suite including jacuzzi type bath, low level wc, wash basin within a fitted unit and a walk in corner shower. Extractor. Spotlights. Part tiled walls. Electrically heated towel rail radiator. UPVC double glazed window with fitted roller blind. Fitted mirror cabinet.

OUTSIDE

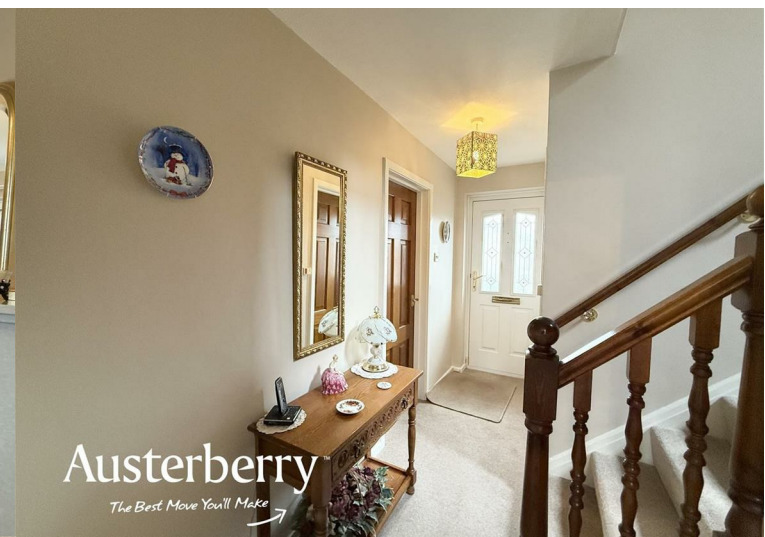
The fully enclosed and private South/South Westerly facing rear garden is a delightful feature of the house with a large patio area and a raised lawn and well stocked borders. There are also external power sockets and an external tap.

To the front of the property is a block paved driveway leading to the...

INTEGRAL GARAGE

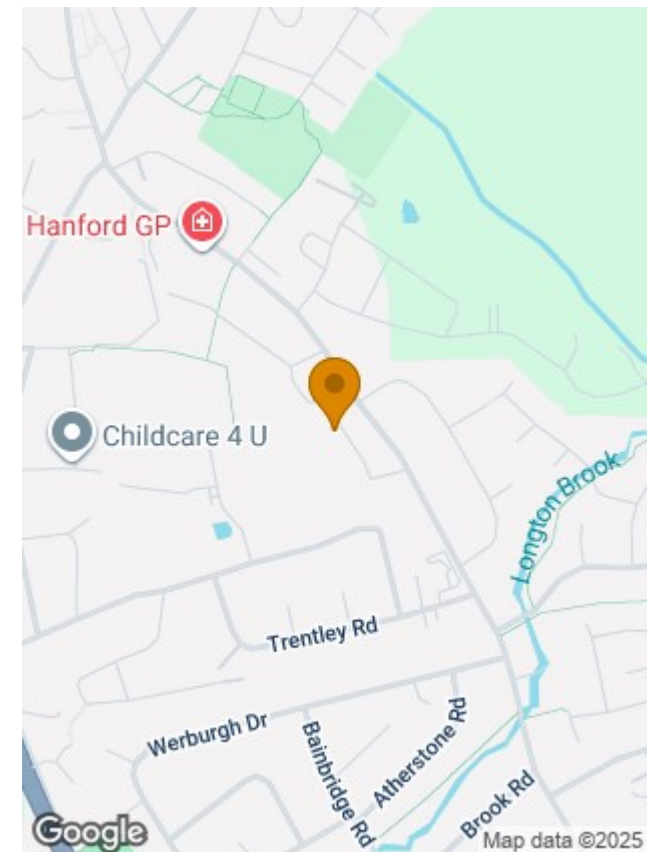
17'0 x 11'0 approx internal measurements (5.18m x 3.35m approx internal measurements)

Electrically operated up and over door. UPVC double glazed window. Light and power. Space for fridge freezer. Utility area with plumbing for washing machine and space for dryer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 - D



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 solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 1294.4 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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