



Allerton Road, Trentham, Stoke-On-Trent, ST4 8PA

Asking Price £265,000

Austerberry[™]

The Best Move You'll Make 

FOUR BEDROOMS!

An exceptional location in the older part of Trentham is the setting for this lovely family sized semi-detached house which has been in the same ownership for very many years.

Local schools, neighbourhood shops and Trentham Gardens are all within comfortable walking distance and the house features generously proportioned accommodation that you can most definitely move into as it is but will undoubtedly want to update as time goes on.

The driveway to the side of the house will accommodate many cars, there is a detached brick and tile garage and the front garden could be used to provide additional parking or turning space if required.

The house occupies a large plot, has a South facing rear garden and is a rare find indeed!

See our virtual viewing online and for more information call us on 01782 594595 or e-mail enquiries@austerberry.co.uk

- * Four Bedrooms * Prime Trentham Location * Detached Brick And Tile Garage
- * Parking For Many Cars * Kitchen And Breakfast Room * No Upward Chain
- * Move In And Update In Time * A Rare Find!

LOCATION

From Trent Vale head along the A34 Southbound towards Trentham and take the left turn into Allerton Road. This property is easy to identify by our For Sale board.



GROUND FLOOR

PORCH

UPVC double glazed external door and windows.

ENTRANCE HALL

Wood stripped flooring. Double radiator. Walk in under stairs storage cupboard with UPVC double glazed window.

DINING ROOM *11' 10" + bay x 11' 10" (3.60m x 3.60m)*

Fitted carpet. Double radiator. UPVC double glazed bay window. Tiled fireplace.

LOUNGE *23' 2" x 11' 11" (7.06m x 3.63m)*

Fitted carpet + laminate flooring to the rear of the room. Two double radiators. Tiled fireplace with coal effect living flame gas fire. Secondary double glazing and double doors leading into the garden.

KITCHEN AND BREAKFAST ROOM *17' 4" + bay x 9' 1" (5.28m x 2.77m)*

Laminate flooring to the breakfast room and tiled flooring to the kitchen. Radiator. Range of wall cupboards, base units and worktops. Two UPVC double glazed windows. UPVC side/rear door.

FIRST FLOOR

LANDING

Approached by an interesting staircase with half landing + original stained glass window with secondary double glazing. Access to the loft.

BEDROOM ONE *11' 11" + bay x 11' 11" (3.63m x 3.63m)*

Fitted carpet. Radiator. UPVC double glazed bay window. Built in wardrobe/storage cupboard.

BEDROOM TWO *16' 1" x 11' 11" (4.90m x 3.63m)*

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

BEDROOM THREE *9' 6" x 9' 1" (2.89m x 2.77m)*

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR *9' 1" x 8' 0" (2.77m x 2.44m)*

Fitted carpet. Radiator. UPVC double glazed window. Range of built in storage cupboards.

BATHROOM/WC *10' 3" x 6' 2" (3.12m x 1.88m)*

White suite consisting of a panelled bath with shower over, pedestal wash basin and low level wc. Tiled walls. Secondary double glazing. Radiator. Airing cupboard with insulated hot water cylinder.

OUTSIDE

There is a South facing rear garden which features a block paved patio, lawn, timber shed, shrubs and a productive apple tree. There is an integral boiler house which contains the Ideal central heating boiler.

The house stands behind a privet hedge and a low maintenance front garden and a particularly long driveway with a pressed concrete cobble effect finish and double gates leads to the...

DETACHED BRICK AND TILE GARAGE

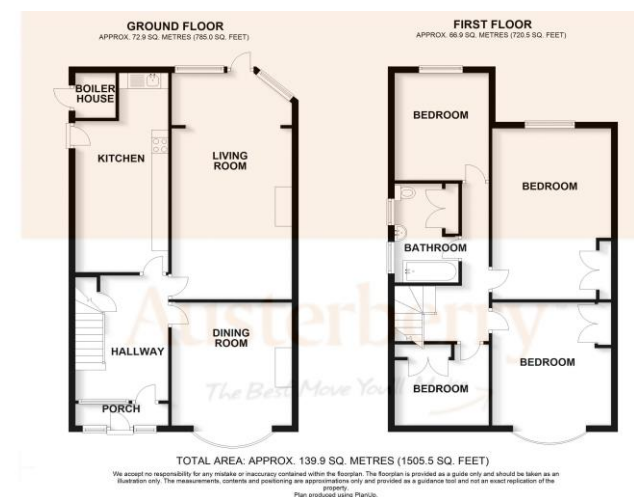


PLEASE NOTE

- 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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite for recommending you to them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU

Tel: 01782 594595

E-mail: enquiries@austerberry.co.uk

