

FOR SALE



Stuart Avenue, Trentham, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Detached House

Offers In Excess Of £375,000



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- For sale with no onward chain
- Potential to modernise throughout
- Originally four bedrooms, convertible back
- Bedroom with private balcony
- Popular Trentham residential



OVERVIEW For sale, this three-bedroom detached house is located in the popular residential area of Trentham, Stoke-on-Trent. The property is offered with no onward chain and is in need of selective modernisation, providing an opportunity for buyers wishing to update and configure the space to their own requirements.

The ground floor currently comprises one reception room, a kitchen and a downstairs WC. The layout offers scope for reconfiguration, subject to any necessary consents. On the first floor, there are three bedrooms and two bathrooms, with one of the bedrooms benefiting from a balcony. The house was originally arranged as four bedrooms and could be converted back to a four-bedroom layout relatively easily. Externally, there is a single garage providing useful storage or parking.

Trentham is well regarded for its local amenities, including Trentham Gardens and the Trentham Estate, which offer walking routes, gardens and a range of shops, cafés and restaurants. Nearby local schools and everyday facilities are accessible within the wider Stoke-on-Trent area, with supermarkets and further shopping available around the city.

Public transport links include nearby bus services into Stoke-on-Trent city centre and surrounding districts. Stoke-on-Trent railway station offers services to destinations such as Manchester, Birmingham and London, with journey times to Manchester typically around 45–60 minutes and to London from approximately 90 minutes on faster services.

This three-bedroom detached house for sale in Trentham offers a practical layout, outside space including a balcony off one bedroom, a single garage and the potential to modernise and adapt the



accommodation.

PORCH 10' 7" x 5' 7" (3.23m x 1.71m) Entered via a UPVC front door, windows to the front elevation, storage cupboard and a radiator.

HALL 13' 5" x 6' 5" (4.09m x 1.98m) A spacious hallway with a radiator.

WC 4' 11" x 3' 1" (1.51m x 0.94m) Low level WC, hand wash basin, window to the front elevation, heated towel rail.

KITCHEN 11' 1" x 10' 10" (3.39m x 3.31m) Fitted with a range of wall and base units with worktop over, stainless steel sink unit with drainer, window to the rear elevation, radiator.

LOUNGE/DINER 24' 8" x 11' 3" (7.54m x 3.45m) A spacious lounge diner with two windows to the side elevation, feature fireplace, UPVC patio doors and windows to the rear elevation, two radiators.

LANDING 7' 3" x 6' 5" (2.22m x 1.98m)

BEDROOM ONE 13' 5" x 11' 4" (4.10m x 3.46m) Window to the side elevation, door giving access to the balcony, radiator.

BALCONY 25' 7" x 5' 7" (7.81m x 1.71m)

BEDROOM TWO 13' 1" x 10' 10" (4.01m x 3.31m) Window to the side elevation, radiator.

BEDROOM THREE 11' 1" x 10' 10" (3.39m x 3.31m) Window to the rear elevation, radiator.

BATHROOM 7' 10" x 6' 7" (2.40m x 2.02m) Comprising; low level WC, hand wash basin, bath with shower attachment, window to the front elevation.

SHOWER ROOM 6' 7" x 6' 5" (2.02m x 1.97m) 3 piece suite in white comprising; low level WC, hand wash basin and shower cubicle. Window to the front



elevation, radiator.

EXTERNAL The property is approached via a paved driveway leading to a garage. To the rear and side of the property, there are paved patio areas, bordered by mature shrubs and established trees, providing a pleasant and private outdoor setting.



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All measurements are approximate and for display purposes only

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