Tinsley Garner
independent property expertise



130, Chessington Crescent, Trentham, Stoke-on-Trent, ST4 8ER

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Asking Price £250,000

A smart, well presented semi-detached house situated in a popular and sought after rsidential location on the outskirts of Trentham. Offers good size accommodation which has been re-modelled and upgraded by the present owners to create a comfortable family home featuring a sitting room, open plan dining kitchen with conservatory extension to the rera, three bedrooms and a stylish modern bathroom. Step outside and you will find a low maintenance enclosed garden with woodland backdrop, off road parking for several cars and a detached garage. Great location convenient for everything Trentham has to offer and perfectly positioned for commuting to The Potteries and throughout North Staffordshire. Offered for sale with no upward chain.







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Entrance Hall
Spacious reception area with upvc front door and full height window to the front of the house. Doors through to the lounge and kitchen. Radiator.

Lounge
Good size sitting room with bay window to the front of the house and opening through to the open plan dining kitchen. Wall mounted flame effect fire. Radiator.

Dining Kitchen
A spacious open plan kitchen with adjoining dining area and doors through to the conservatory. The kitchen features an extensive range of wall & base cupboards with grey high gloss cabinet doors and coordinating granite effect counter tops and inset sink unit with chrome mixer tap. Fitted appliances comprise; stainless steel gas hob with extractor over and built under electric double oven, plumbing for washing machine. Ceramic tile walls and wood effect flooring to the kitchen area. I

The adjoining dining area has sliding patio windows opening through to the conservatory.

Conservatory
A super addition to the living space which is upvc frame with double glazed windows, louvre roof panels and two sets French doors opening to the gardens.

Landing
With window to the side of the house, airing cupboard with wall mounted combi boiler and access hatch to loft space.

Bedroom 1
Double bedroom with window to the front of the house. Bult-in wardrobes to one wall. Radiator.

Bedroom 2
Double bedroom with window to the rear of the house. Radiator.

Bedroom 3
Single bedroom with window to the front of the house. Radiator.

Bathroom
Featuring a modern white suite comprising; bath with electric shower and extractor over and glass screen, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Window to the rear of the house.

Outside
The house occupies a good size plot with gardens front and rear, off road parking for several cars and a detached single garage with up and over door. Lawn garden to the front and enclosed low maintenance rear garden with paved areas and wooded backdrop, so the property is not overlooked from the rear.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating with modern combi boiler serviced annually and thermostatic valves to all radiators

Council Tax Band B

Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





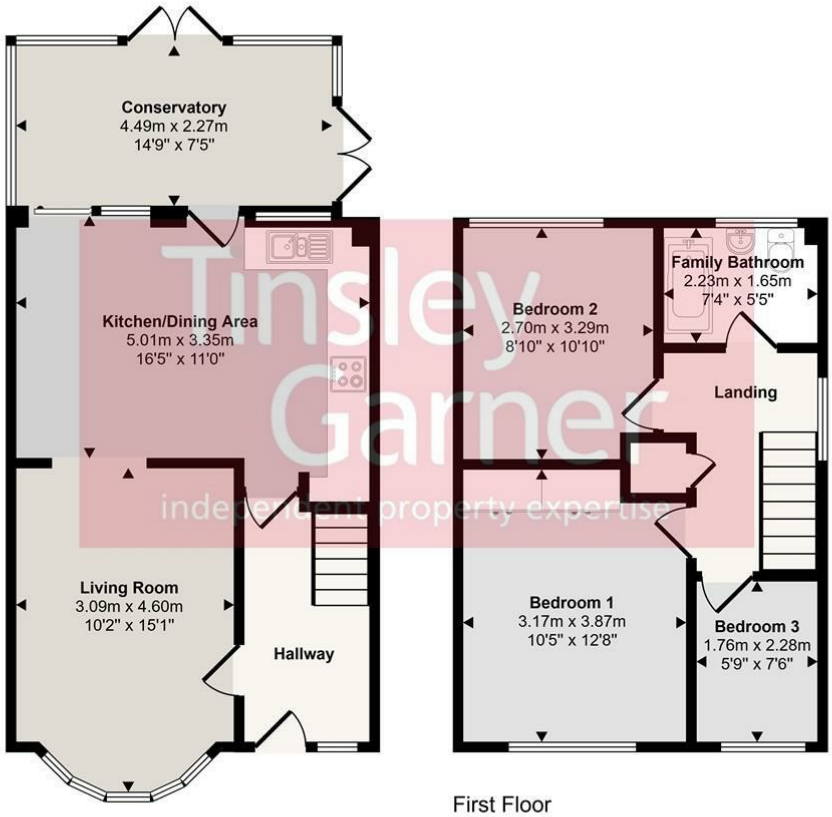








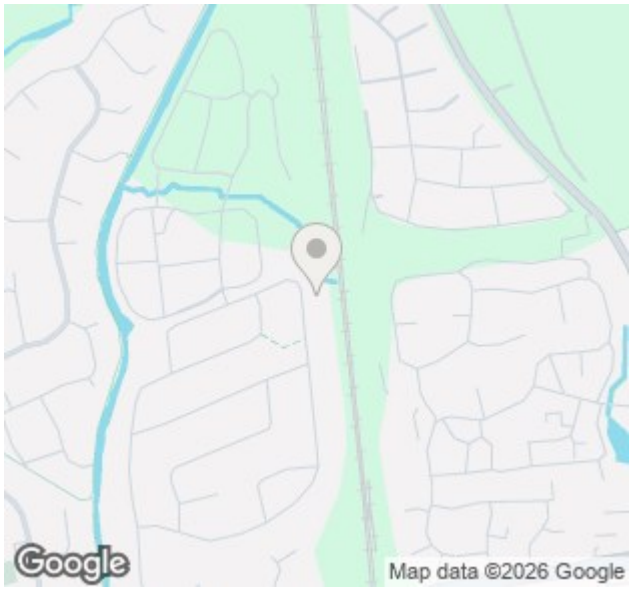
Approx Gross Internal Area
86 sq m / 930 sq ft

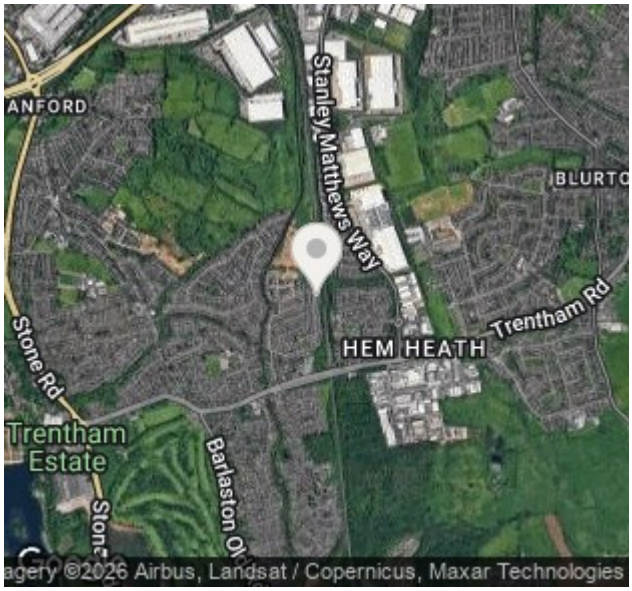


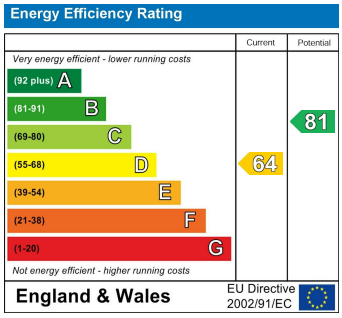
Ground Floor
Approx 49 sq m / 530 sq ft

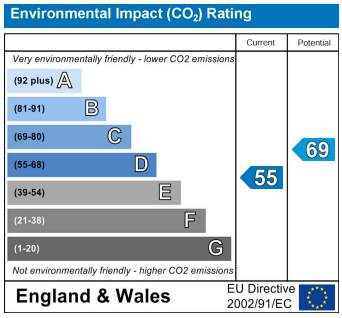
First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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