



## 8 Trent Close, Cheadle, Stoke-On-Trent, ST10 1QU

Asking Price £155,000

- Selling with NO CHAIN!
- Newly fitted wet room
- Garage
- Semi detached bungalow
- Large rear garden
- Great potential!
- Two double bedrooms
- South west facing front garden



# 8 Trent Close, Stoke-On-Trent ST10 1QU

Selling with NO CHAIN, Whittaker & Biggs are delighted to bring to the market this semi-detached bungalow, offering a wonderful opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for small families, couples, or individuals looking to downsize.

The bungalow features a newly installed wet room, providing modern convenience and accessibility. While the rest of the property requires some updating, this allows you the chance to personalise the space to your taste and style. The front and rear gardens are a lovely addition, offering outdoor space for relaxation or gardening enthusiasts. The south-west facing front garden is particularly appealing, ensuring you can enjoy the sun during the warmer months.



Council Tax Band: B



### **Porch**

3'1" x 2'2"

UPVC double glazed French doors to the side aspect.

### **Hall**

8'3" x 3'6"

Wood glazed door to the side aspect, loft hatch.

### **Sitting Room**

14'7" x 10'7"

UPVC double glazed window to the frontage, Electra electric storage heater, wall mounted gas fire, airing cupboard housing the hot water tank.

### **Kitchen**

10'0" x 8'1"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, stainless steel sink with drainer, chrome mixer tap, wall units, breakfast bar, Electra electric storage heater, space and plumbing for a washing machine, larder cupboard.

### **Wet Room**

5'11" x 5'4"

UPVC double glazed window to the side aspect, electric AKW shower, wall mounted wash hand basin, chrome taps, low level WC, fully aqua boarded.

### **Bedroom One**

12'1" x 10'8"

UPVC double glazed window to the rear, Electra electric storage heater.

### **Bedroom Two**

9'11" x 8'2"

UPVC double glazed window to the rear, Electra electric storage heater.

### **Externally**

To you the frontage, area laid to lawn, paved patio, wall boundary, garage.

To the rear, mainly laid to lawn, hedge and fence boundary, well stocked borders.

### **Garage**

16'4" x 8'2"

Metal up-and-over door, power and light.

### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



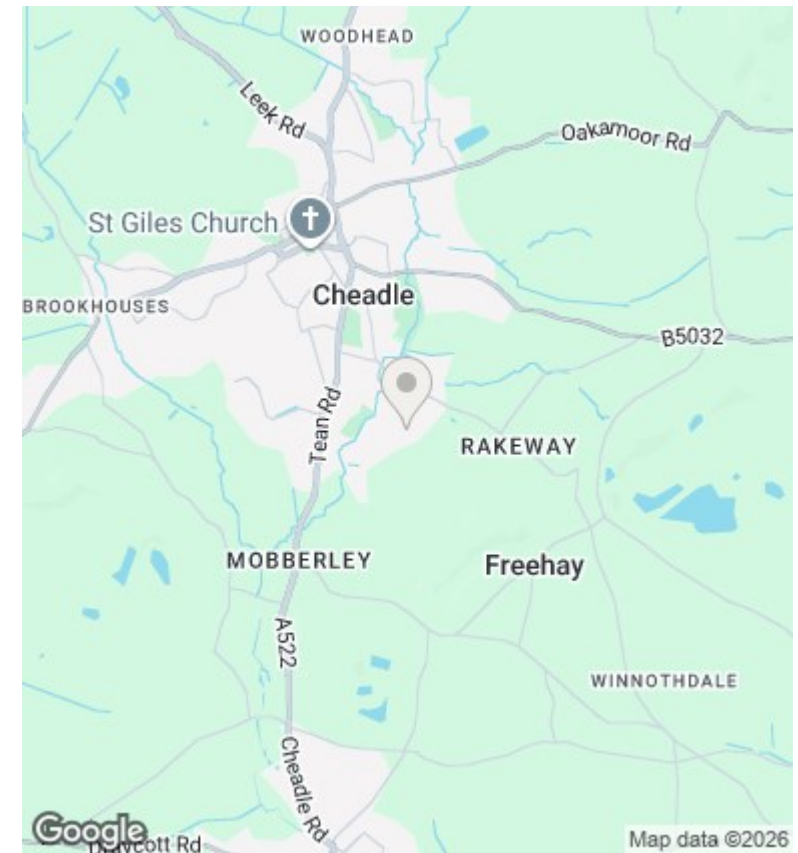








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>46</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 