Tinsley Garner
independent property expertise



39, Earlsbrook Drive, Trentham, Stoke-on-Trent, ST4 8DL

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Asking Price £255,000

Property unexpectedly back on the market. Trust me, you really need to see this house before you buy anything else in Trentham! This mature semi has been extensively upgraded by the present owners to create a comfortable, beautifully presented home which offers well proportioned accommodation featuring lounge with wood burning stove, stylish open plan dining kitchen with French doors opening to the gardens, three bedrooms and a super stylish re-modelled bathroom. Step outside and you will find a lovely mature garden with plenty of space for outdoor living, off road parking for 2/3 cars and a larger than average garage. Great location within easy reach of local shops & schools, a 15 minute stroll to Trentham Gardens and for The Potters fans amongst you within walking distance of the Bet 365 Stadium. Viewing essential.







01785 811 800

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Entrance Hall
Bright & spacious reception area with half glazed upvc front door and window, herringbone pattern wood effect floor and stairs to the first floor landing. Radiator.

Lounge
A pleasant sitting room with bay window to the front of the house and glazed panel double doors through to the dining kitchen. Chimney breast with stone hearth, wooden mantle and wood burning stove. Herringbone pattern wood effect floor and installation for wall mounted TV. Radiator.

Dining Room
Doors lead through from the lounge to te dining area which is open plan to the kitchen and has French doors to the rear opening to the patio area. Herringbone pattern wood effect floor extending through to the kitchen. Radiator.

Kitchen
A smart kitchen which features an extensive range of wall & base cabinets with painted Shaker style cabinet doors and coordinating wooden counter tops with inset ceramic 1½ bowl sink unit with chrome mixer tap. Fitted appliances comprise; stainless steel gas hob with extractor over, built-under electric oven, plumbing for washing machine and space for an upright fridge freezer. Bay window to the rear overlooking the garden. Pantry cupboard and internal door to the garage.

Landing
Window to the side of the house and access hatch to loft space.

Bedroom 1
Double bedroom with fitted wardrobes to the length of one wall with sliding contemporary style wooden doors. Stripped wooden floor. Radiator.

Bedroom 2
Double bedroom used by the present owners as a 'chill out' sale. Stripped wooden floor and panelling to one wall. Radiator.

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

Bathroom
A super-stylish bathroom featuring a white suite with P-shaped bath, glass screen and thermostatic rain shower vanity basin and enclosed cistern WC. Ceramic tiling to the walls & floor, chrome heated towel radiator. Window to the rear of the house.

Outside
The house occupies a lovely plot with good frontage and block paved driveway with parking for 2/3 cars. Attached garage with up and over door, light & power. The garage is larger than average at 6.25m long.

Pleasant fully enclosed rear garden which features a paved full width patio to the rear of the house and raised wooden deck at the bottom of the garden creating plenty of opportunities for outdoor living and enjoying sunshine throughout the day. The garden is mainly lawn with mature planted borders and has a wooden garden shed and covered log store.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating.

Council Tax Band B

Tenure; Freehold

Viewing by appointment

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





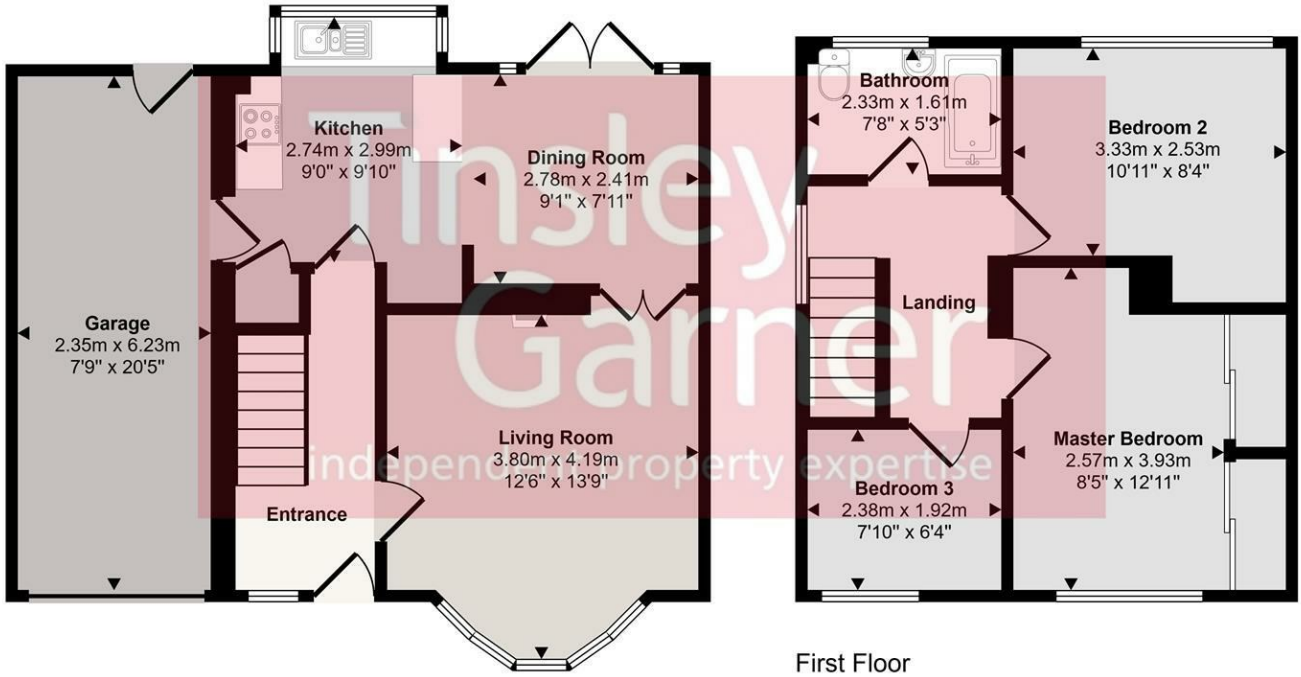








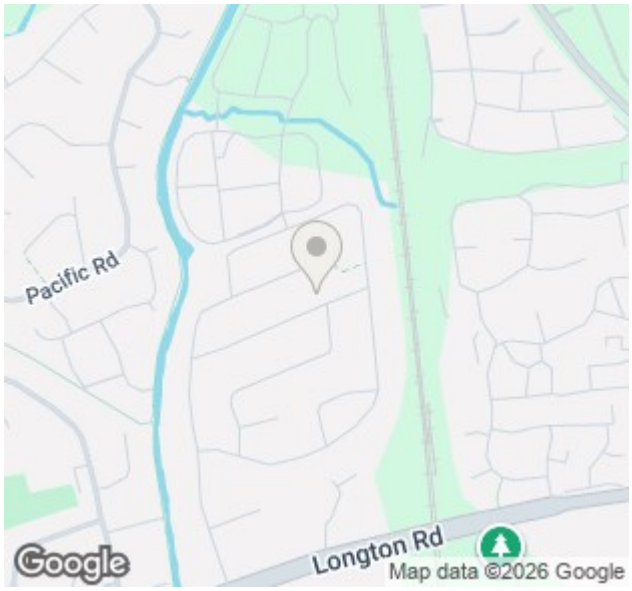
Approx Gross Internal Area
93 sq m / 1001 sq ft



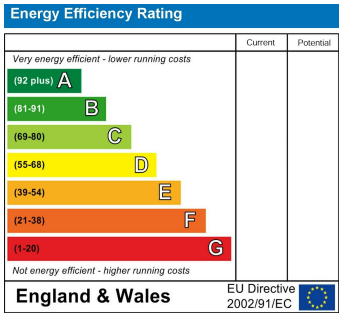
First Floor
Approx 39 sq m / 417 sq ft

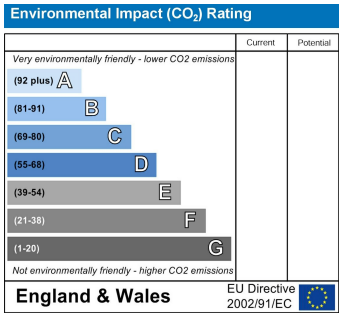
Ground Floor
Approx 54 sq m / 585 sq ft

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.









enquiries@tgprop.co.uk 01785 811 800