



FOLLWELLS

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39 Atherstone Road, Trentham - ST4 8JU
£260,000

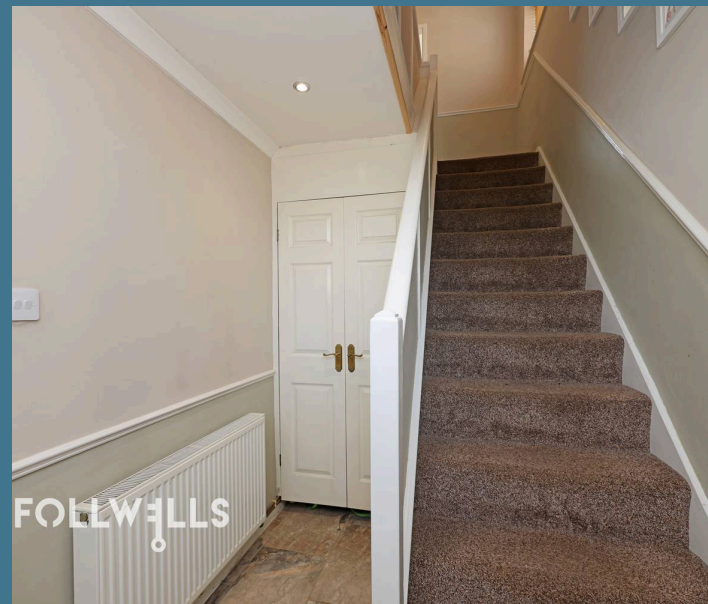
- Three Bedroom Semi Detached House
- Well Proportion Accommodation
- Modern Open Plan Downstairs Layout
- Rear Extended Dining/Family Area
- Pleasant Rear Outlook
- Sought After And Convenient Location

A three bedroom semi detached house pleasantly positioned within the much sought after and convenient location of Trentham. Situated within walking distance of immediate local amenities and nearby to the extremely popular Trentham Gardens estate.

The property has been altered by its current owners to create a more modern open plan downstairs layout, to include a refitted kitchen with incorporation of an existing ground floor extended dining area to maximise family space. The first floor offers three well proportion bedrooms and a re-fitted bathroom. The property also enjoys a pleasant outlook to the rear which is not overlooked and backs onto common greenway.

Accommodation: –

Entrance hall, with tiled floor, staircase and coats cupboard. Access to a through lounge/dining area with central chimney breast and hard flooring continuing through to the extended family dining area which has double patio doors opening onto the rear garden. The kitchen is now also open plan to the family dining area with tiled flooring and incorporates a modern re-fitted range of units to include tall range with one and a half electric grill oven, integrated upright fridge freezer and large walk-in corner store cupboard.





The first floor landing area has a large window to the side aspect with cupboard space and loft access. There are three well proportioned bedrooms and a re-fitted three-piece bathroom incorporating P shaped bath with concealed ceiling mounted mains shower, table top vanity wash basin and WC.

Externally the property has off-road parking to the front with garden area and driveway continuing to the side which leads to a detached sectional garage. To the rear is a fence enclosed garden enjoying a private and pleasant rear outlook backing onto a common greenway space with lawn, patio/pathway area and shrubs.

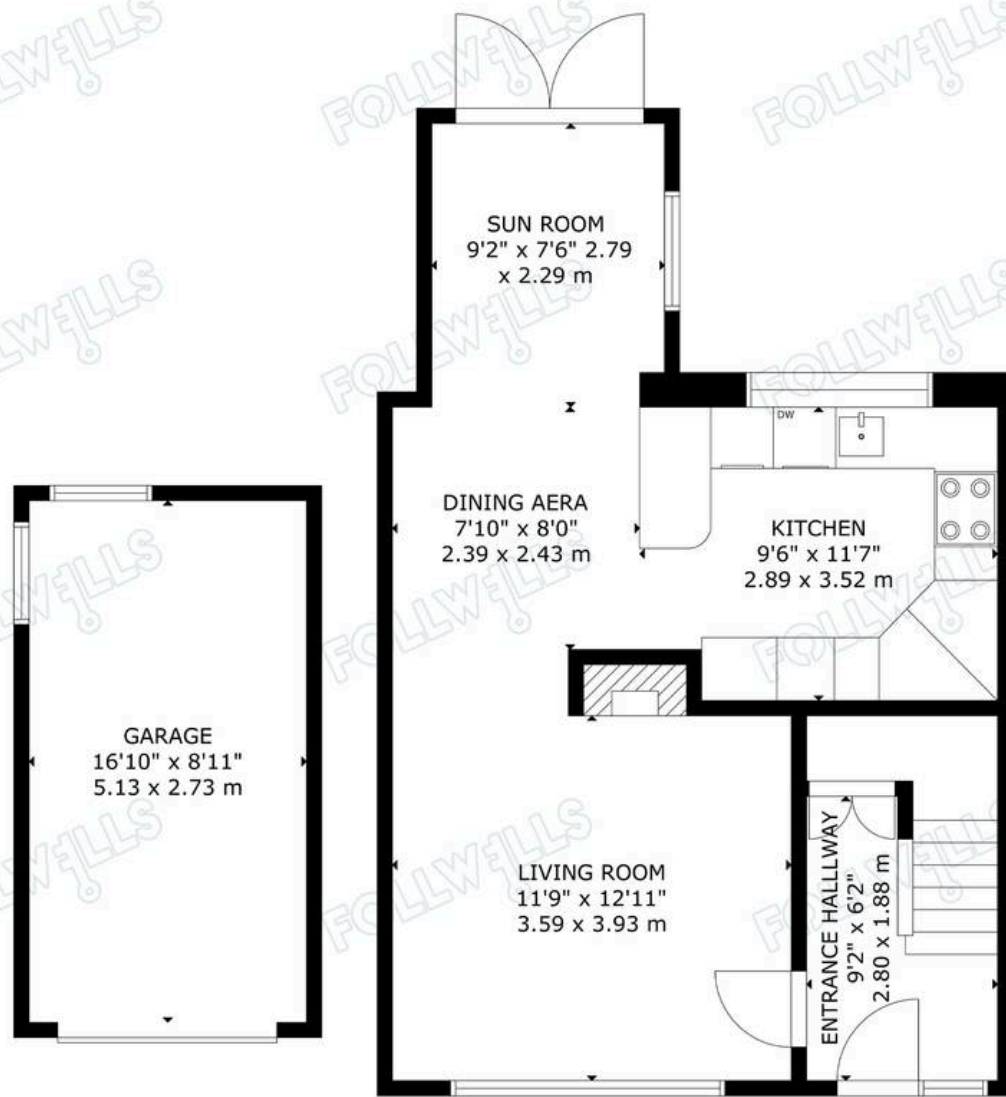
Sulphate floor test:- 07/05/26 Class 2 1500 mg/l (SO4)

Council Tax band: C

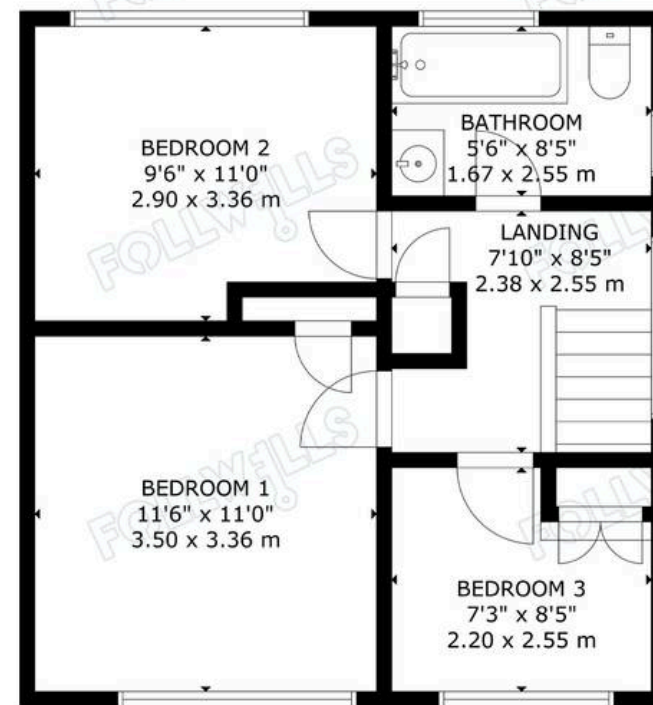
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 86 m²/922 sq ft
GROUND FLOOR: 46 m²/494 sq ft, FIRST FLOOR: 40 m²/428 sq ft
EXCLUDED AREAS: GARAGE: 14 m²/151 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY