

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Garfield Crescent, Trentham, Stoke-On-Trent, ST4 8ET

£260,000

- A Larger Property Than You'd Expect!
- Modern Fitted Kitchen
- Large Living/Dining Room
- Summer House!
- Three Bedrooms
- Utility Room
- Stylish Bathroom With Bath AND Shower
- Hot Tub!

This house is far bigger than you expect, you will be very surprised!

Where do you even begin with this exceptional property tucked away on Garfield Crescent, Hanford?! Just walking distance from open space, shops and popular schools in Hanford and Trentham.

The accommodation is generous in proportion and is ideally suited for families. The layout briefly comprises an entrance porch, modern gloss white kitchen, utility room and enormous combined living and dining room with a feature log burner!

Upstairs are three bedrooms with the master bedroom benefiting from large integral wardrobes with sliding mirrored doors and the bathroom is recently refurbished to a high standard which provides an elegant freestanding bath along with a corner shower! A loft room gives you a great working from home space.

Outside the property has low maintenance rear gardens with a Gazebo and even a hot tub included! The front driveway offers parking for two cars.

Viewing is essential so please get in touch today.



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## GROUND FLOOR

### PORCH

Grey composite front door. UPVC double glazed window. Grey laminate flooring. Spotlights.

### ENTRANCE HALL

UPVC double glazed front door. Grey tiled flooring. Tall radiator. UPVC double glazed window. Feature wood panelled walls.

### OPEN PLAN LOUNGE/DINING ROOM

25'8 max x 11'7 max (7.82m max x 3.53m max)

Grey laminate flooring. UPVC double glazed window. Feature fireplace with log burner and tiled hearth. Two radiators. UPVC double glazed patio doors into the conservatory.

### KITCHEN

16'7 x 8'3 (5.05m x 2.51m)

Modern fitted wall cupboards and base units in gloss white with integrated induction hob, microwave, oven and extractor hood. Radiator. Two UPVC double glazed windows. Breakfast bar. Grey tiled flooring. UPVC double glazed door to the...

### UTILITY ROOM

Gloss white base units. Plumbing for washing machine. Sink. Radiator. Tiled flooring.

### CLOAKS/WC

UPVC double glazed window. Panelled feature walls. Wc.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Additional storage. Stairs to the loft room.

## BEDROOM ONE

10'5 x 8'8 (3.18m x 2.64m)

Grey fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes with sliding mirrored doors.

## BEDROOM TWO

11'3 x 9'7 (3.43m x 2.92m)

Grey fitted carpet. Radiator. UPVC double glazed window. Picture rail.

## BEDROOM THREE

9'2 x 8'2 (2.79m x 2.49m)

Grey fitted carpet. Radiator. UPVC double glazed window.

## NEWLY FITTED MODERN BATHROOM

8'3 x 5'6 (2.51m x 1.68m)

Freestanding bath, corner shower, wash basin within a vanity unit and wc. Tiled walls. Radiator. UPVC double glazed window. Wood effect vinyl flooring. Cupboard containing the gas combi boiler.

## LOFT ROOM

12'4 x 7'4 (3.76m x 2.24m)

Grey fitted carpet. UPVC double glazed window. Storage areas.

## OUTSIDE

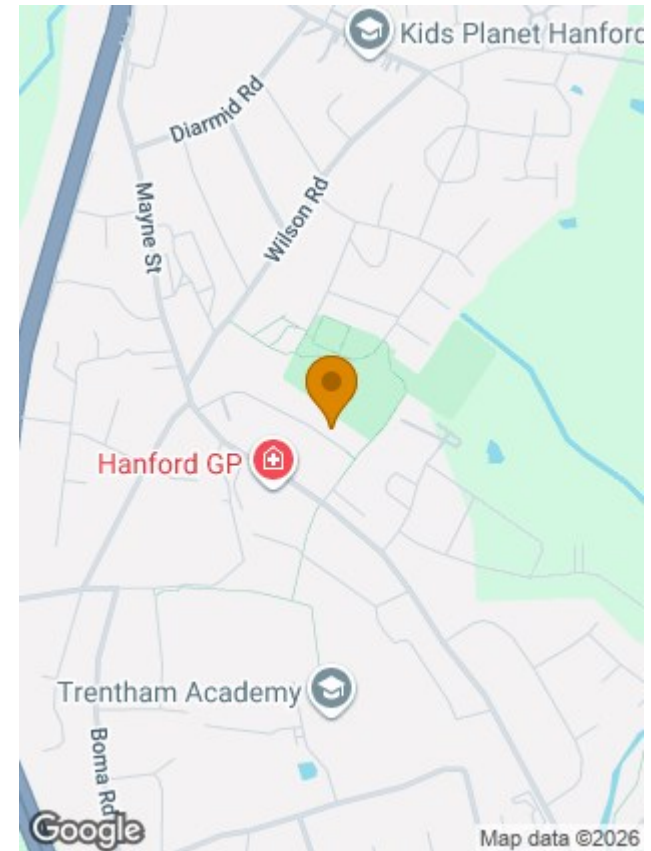
There is a paved driveway to the front of the property providing parking for two vehicles.

The enclosed rear garden is low maintenance with paved areas, artificial lawn, timber gabezo, work shed, hot tub and a summer house! There are also external power sockets and a tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

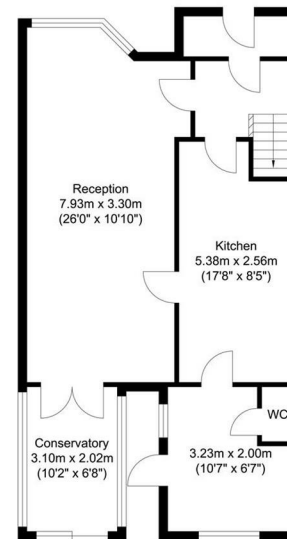
Tenure - Freehold

Council Tax Band - B

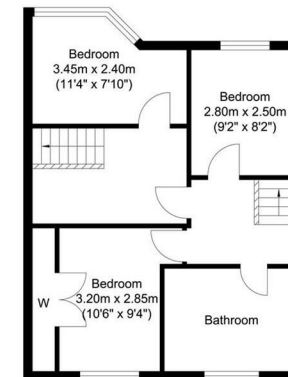


### PLEASE NOTE

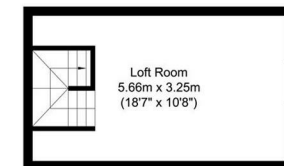
- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor



Loft Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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