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ESTATE AGENTS & LETTINGS
Bob Gutteridge

18 Meadow Lane, Trentham, Stoke-On-Trent, Staffs, ST4 8DH







Freehold Offers in excess of £285,000

Bob Gutteridge Estate Agents are delighted to bring to the market this extended traditional period semi-detached home, situated in this leafy and popular Trentham location. The property is just a short stroll from the Trent and Mersey Canal, whilst also being conveniently positioned for local shops, schools and amenities. Offering a blank canvas for prospective purchasers, this desirable home provides a versatile layout of accommodation which can be adapted and updated to suit the requirements of modern-day living. The property benefits from a combination of timber single and double-glazed windows, together with gas combination central heating. In brief, the extended accommodation comprises entrance hall, downstairs WC, dining room, separate lounge, fitted kitchen and breakfast room/study. To the first floor are three generous bedrooms, with the third bedroom leading through to a separate dressing room/cot room. The first floor also benefits from a three-piece family bathroom and a separate WC. Externally, the property offers gardens to both the front and rear aspects, together with off-road parking and an attached brick-built garage.

Situated in this highly regarded Trentham location, close to the canal and local amenities, this traditional home offers excellent potential for purchasers looking to create a property tailored to their own tastes and requirements.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE HALL

With part-panelled, part-glazed front access door, multi-glazed window to front, Artexed walls and ceiling, two pendant light fittings, panelled radiator, wall-mounted thermostat, smoke alarm, BT telephone point subject to usual transfer regulations, stairs to first-floor landing, and sliding door reveals access off to:



DOWNSTAIRS WC 1.78m x 0.86m (5'10" x 2'10")

With double-glazed frosted window to side, enclosed light fitting, ceramic half-wall tiling, ceramic tiled flooring, and an avocado suite comprising low-level WC and wall-mounted sink unit with taps above, together with coat hooks.



DINING ROOM 3.45m x 3.10m (11'4" x 10'2")

With double-glazed bay window to front with multi-glazed skylights, original cornice to ceiling, pendant light fitting, panelled radiator, stripped and treated floorboards, and power points.





LOUNGE 4.57m into bay x 3.63m (15'0" into bay x 11'11")

With double-glazed bay window to rear, original cornice to ceiling, pendant light fitting, panelled radiator, feature fire surround with built-in living-flame coal-effect gas fire, and power points.





FITTED KITCHEN 3.35m x 3.00m (11'0" x 9'10")

With double-glazed window to side, part-panelled, part-double-glazed side access door, Artexed ceiling, coving, two fluorescent tube light fittings, heat detector, built-in meter cupboard, a range of base and wall-mounted wood storage cupboards providing ample domestic cupboard and drawer space, granite-effect square-edge work surface incorporating a built-in four-ring gas hob with oven and grill beneath and extractor hood above, built-in stainless steel bowl-and-a-half sink unit with chrome mixer tap above, ceramic splashback tiling, ceramic tiled flooring, double panelled radiator, power points, and access to:







UNDERSTAIRS STORAGE CUPBOARD

With frosted glazed window to side, wall light fitting, gas meter, ample domestic shelving and storage space, and a Main gas combination boiler providing domestic hot water and central heating.

BREAKFAST / MORNING ROOM 3.71m x 3.40m (12'2" x 11'2")

With double-glazed bay window to rear, coving to ceiling, pendant light fitting, double panelled radiator, power points, and built-in shelving and storage space





FIRST FLOOR LANDING

With glazed window to side, multi-glazed skylight, pendant light fitting, smoke alarm, access to loft space, frosted glazed window to front, panelled radiator, and doors lead off to rooms including:



BEDROOM ONE (REAR) 4.01m x 2.69m to chimney breast (13'2" x 8'10" to chimney breast)
With glazed window to rear, pendant light fitting, panelled radiator, BT telephone extension, power points, and built-in wardrobes providing ample domestic hanging and storage space, along with dressing table and matching bedside cabinet





BEDROOM TWO (FRONT) 3.48m x 3.12m (11'5" x 10'3")
With glazed window to front with multi-glazed skylight above, pendant light fitting, double panelled radiator, and built-in double wardrobe providing ample domestic hanging and storage space.





BEDROOM THREE (REAR) 10'0" x 7'6" (32'9"'0'0"" x 22'11"'19'8"")
With glazed window to side, pendant light fitting, panelled radiator, power points, and access to:



COT / DRESSING ROOM 3.12m x 2.39m (10'3" x 7'10")
With glazed window to side, part-panelled, part-glazed side access door, pendant light fitting, panelled radiator, power points, and built-in storage.





FIRST FLOOR SEPARATE WC 1.37m x 0.89m (4'6" x 2'11")
With frosted glazed window to front, pendant light fitting, ceramic half-wall tiling with decorative border tile, and a white suite comprising low-level WC.



FIRST FLOOR FULLY TILED BATHROOM 2.44m x 1.52m (8'0" x 5'0")
With frosted glazed window to rear, three spotlight fittings, fully tiled walls with high-gloss ceramic wall tiling and decorative border tile, a white suite comprising panelled bath, pedestal sink unit with taps above, and corner glazed shower cubicle with thermostatic direct-flow shower, together with ceramic tiled flooring and modern towel radiator.





EXTERNALLY





FORE GARDEN

Bounded by mature hedges to borders, together with timber posts and timber fencing, with a gravelled and paved foregarden featuring a wealth of mature, established shrubs and plants to borders. Double metal gates provide vehicular access to the front of the property, with a tarmac driveway providing off-road parking and leading alongside the property to:





ATTACHED BRICK GARAGE

With up and over door, sliding side access door, glazed window to rear, fluorescent tube light fittings, power points and ample external storage space.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, together with mature hedges to borders. A paved area provides ample domestic patio and sitting space, with an easy-to-maintain finish, complemented by mature shrubs and plants to borders and a garden greenhouse.







COUNCIL TAX

Band 'C' amount payable to City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

Meadow Lane, Trentham, Stoke-on-trent



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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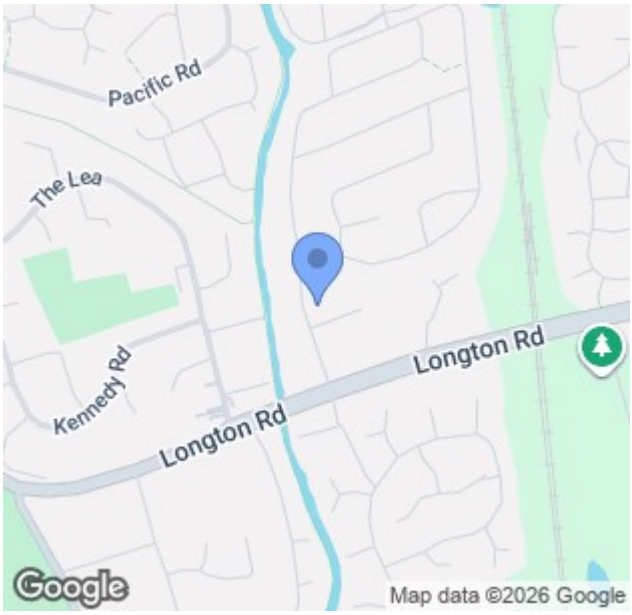

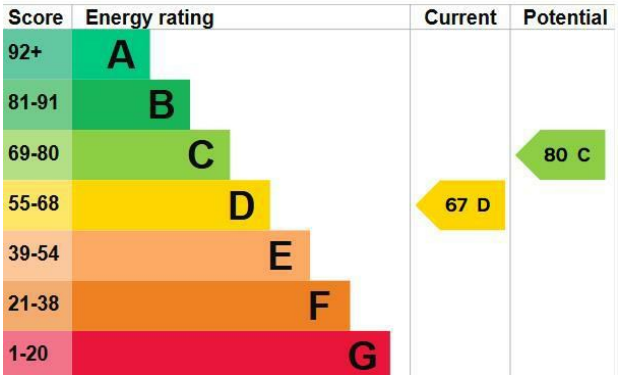

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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