

£295,000

21 Pacific Road, Trentham, ST4 8RS



- EXTENDED DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SUPERB KITCHEN-DINER
- UTILITY ROOM
- GUEST CLOAKROOM
- FAMILY BATHROOM
- SINGLE GARAGE & DRIVEWAY
- FOR SALE WITH NO UPWARD CHAIN

FOR SALE WITH NO UPWARD CHAIN. This extended detached house on the popular Pacific Road estate in Trentham offers four bedrooms, two reception rooms, a huge open-plan kitchen-dining room, alongside utility and guest wc. Ready for modernisation, this property offers a unique opportunity to style your forever home. Viewing highly recommended.

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ENTRANCE HALLWAY

4.65m x 1.85m (15'3" x 6'1") max

Entrance into the property is via the front UPVC door into the hallway, with doors off to the lounge, guest wc and on into the kitchen-diner. Stairs off to the first floor accommodation. Fitted carpet, wall mounted radiator.

LOUNGE

4.67m x 3.22m (15'4" x 10'7")

A cosy lounge with fitted carpet, central fire-place, UPVC window overlooking the front of the property.

KITCHEN-DINER

6.49m x 4.99m (21'4" x 16'4") max

The real heart of the home - this significantly extended space offers generous storage within a range of wall and base units. Rangemaster oven with extractor hood above, space for dishwasher, space for under-counter fridge. Stainless steel sink and drainer. Breakfast bar alongside large area for dining table and chairs. Tile-effect flooring, UPVC double glazed window overlooking the rear garden. Doorway through to utility and doorway through to second reception room. Wall mounted radiator.

UTILITY

3.48m x 1.72m (11'5" x 5'8")

Excellent space with range of fitted wall and base cupboard. Space for washing machine, tumble dryer, etc. Wall mounted gas fired boiler. Wall mounted radiator, UPVC door to the rear garden area.

SECOND RECEPTION

4.90m x 2.58m (16'1" x 8'6")

Second lounge area, ideal for TV/gaming room, work-from-home office space, etc. Wood-effect flooring, wall mounted radiator, UPVC French Doors opening on to rear garden area.

GUEST WC

1.76m x 0.97m (5'9" x 3'2")

Guest wc with wash hand basin, wall mounted radiator, UPVC double glazed window. Tiled floor.

STAIRS AND LANDING

2.40m x 1.95m (7'10" x 6'5")

Stairs rise up from the entrance hallway to the first floor landing, with fitted carpet, doors off to the four bedrooms and family bathroom.

BEDROOM ONE

4.23m x 2.94m (13'11" x 9'8")

Double room overlooking the front of the property. Range of fitted wardrobes, fitted carpet, wall mounted radiator, UPVC double glazed window.

BEDROOM TWO

3.20m x 2.37m (10'6" x 7'9")

Second double room overlooking the rear of the property. UPVC double glazed window, wall mounted radiator, fitted carpet.

BEDROOM THREE

2.54m x 2.29m (8'4" x 7'6")

A single room with UPVC double glazed window overlooking the rear of the property. Fitted carpet, wall mounted radiator.

BEDROOM FOUR

3.20m x 2.46m (10'6" x 8'1")

Nicely proportioned double room created from the extension to the property. Fitted carpet, wall mounted radiator, UPVC double glazed window.

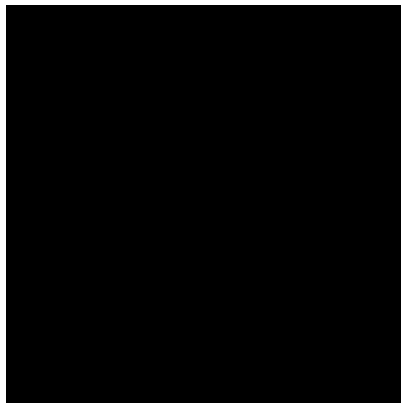
FAMILY BATHROOM

2.63m x 1.95m (8'8" x 6'5")

Bathroom ready for modernisation, with cream suite comprising bath with shower above, wash hand basin and low level wc. UPVC double glazed window with frosted glass. Wall mounted radiator.

OUTSIDE AREAS

The property has a lawned section to the front, adjacent to a Tarmac driveway leading to the single garage. To the rear the property has a low-maintenance plot, mainly laid with gravel and surrounded by timber panel fencing. There is a greenhouse for green-fingered owners, and a paved patio section ready for summer time BBQ-ing!







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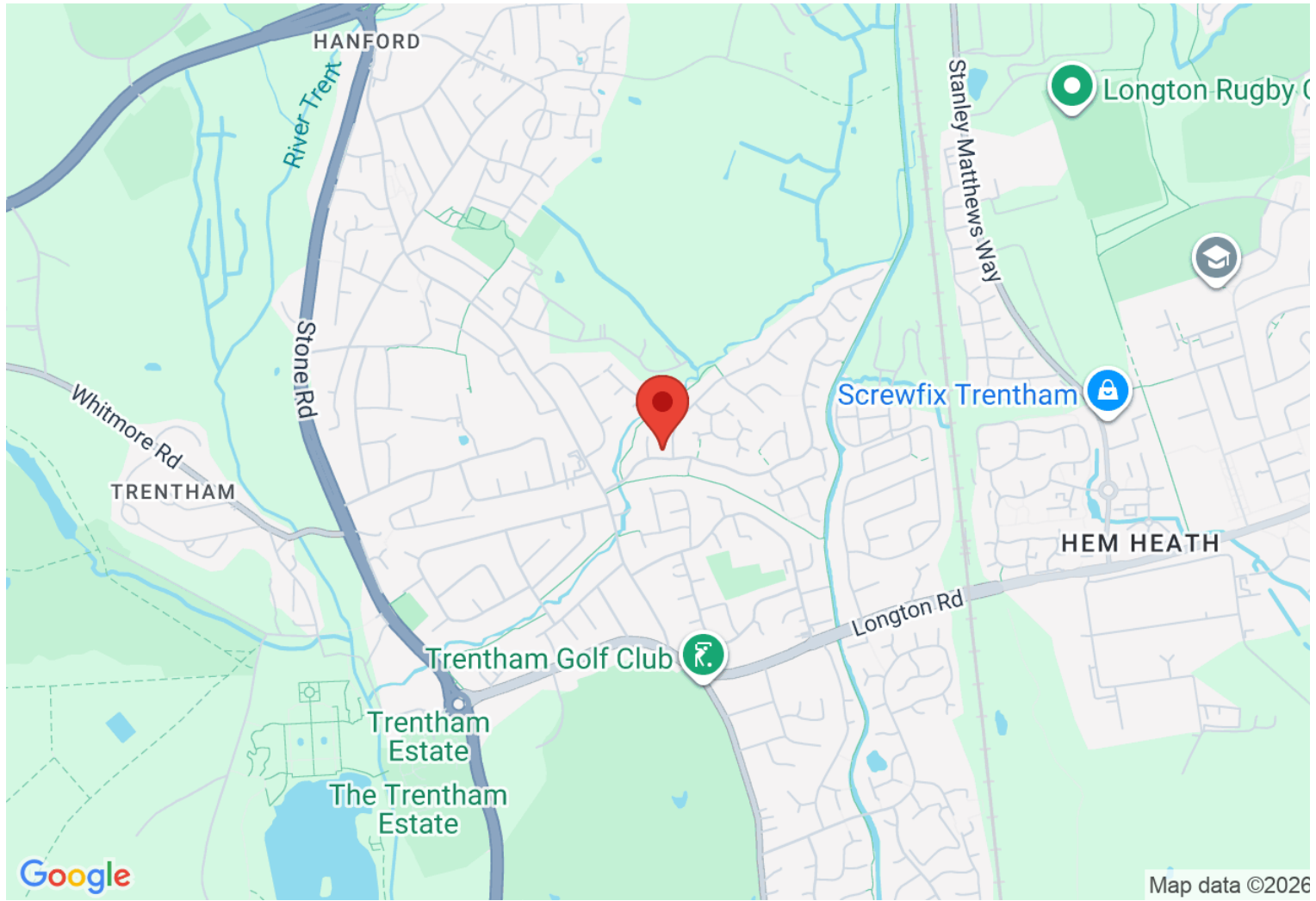
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Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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