

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Pacific Road, Trentham, Stoke-On-Trent, ST4 8UD

Offers In Excess Of

£300,000

- Three Bedrooms
- Three Reception Rooms
- GF Shower Room
- Block Paved Driveway
- Extended Accommodation
- Modern Shaker Style Kitchen
- FF Modern Bathroom
- Garage

Welcome to 34 Pacific Road, Trentham - a beautifully presented three-bedroom link-detached home offering spacious and versatile accommodation in one of Trentham's most sought-after residential locations.

The home has been thoughtfully extended to create flexible accommodation throughout, featuring three reception rooms that provide ideal spaces for relaxing, entertaining, dining or working from home. At the heart of the property is a modern shaker-style kitchen, complemented by a particularly large utility room offering excellent additional storage and practicality. The ground floor also benefits from a contemporary shower room, while upstairs you will find a well-appointed family bathroom and three generous bedrooms, all offering comfortable proportions and plenty of natural light.

Externally, the property continues to impress with a block paved driveway providing ample off-road parking and an attractive south-facing rear garden — perfect for enjoying sunshine throughout the day and outdoor entertaining during the warmer months.

Situated in an excellent Trentham location, close to highly regarded schools, local amenities, commuter links and Trentham Gardens, this is a fantastic opportunity to purchase a spacious and stylish family home in a truly convenient setting.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Laminate flooring. UPVC double glazed window. Radiator. Stairs to the first floor.

### LOUNGE

15'3 x 12'2 (4.65m x 3.71m)

Fitted carpet. UPVC double glazed bay window. Feature fireplace with surround and gas fire.

### MIDDLE RECEPTION ROOM

7'3 x 5'11 (2.21m x 1.80m)

Fitted carpet. Internal window.

### DINING ROOM

13'1 into bay x 7'2 (3.99m into bay x 2.18m)

Fitted carpet. Radiator. Bay window with UPVC patio doors. Neutral painted walls.

### KITCHEN

15'9 x 7'10 (4.80m x 2.39m)

Range of modern sage coloured wall cupboards (with lighting under) and base units with integrated appliances including an eye level oven and grill, gas hob and fridge freezer. Plumbing for washing machine. Laminate flooring. Spotlights. UPVC double glazed window. Radiator. Tiled splashback.

### UTILITY ROOM

8'0 x 6'11 (2.44m x 2.11m)

Grey vinyl flooring. UPVC external door. Range of fitted units.

### SHOWER ROOM

Modern white suite consisting of a walk in shower cubicle with electric shower, wash basin and wc. UPVC double glazed window. Radiator. Laminate flooring. Part tiled walls.

## FIRST FLOOR

### STAIRS AND LANDING

Grey fitted stair and landing carpets. UPVC double glazed window. Airing cupboard with hot water cylinder. Access to the boarded loft which has a loft ladder and lighting.

### BEDROOM ONE

11'9 x 9'4 (3.58m x 2.84m)

Fitted carpet. Two radiators. Two UPVC double glazed window. Range of fitted furniture including wardrobes.

### BEDROOM TWO

9'2 x 8'8 (2.79m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

8'8 x 6'5 (2.64m x 1.96m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe and drawers.

### OUTSIDE

#### OUTSIDE

The private landscaped south facing rear garden has a paved patio, grass lawn, gravel borders and a raised seating area. There is also a timber garden shed with an electricity supply.

The front garden is lawned with planted beds and a block paved driveway leads to the...

### ATTACHED GARAGE

15'00 x 8'2 (4.57m x 2.49m)

Electric roller shutter front door. Light and power. Additional under stairs storage cupboard.



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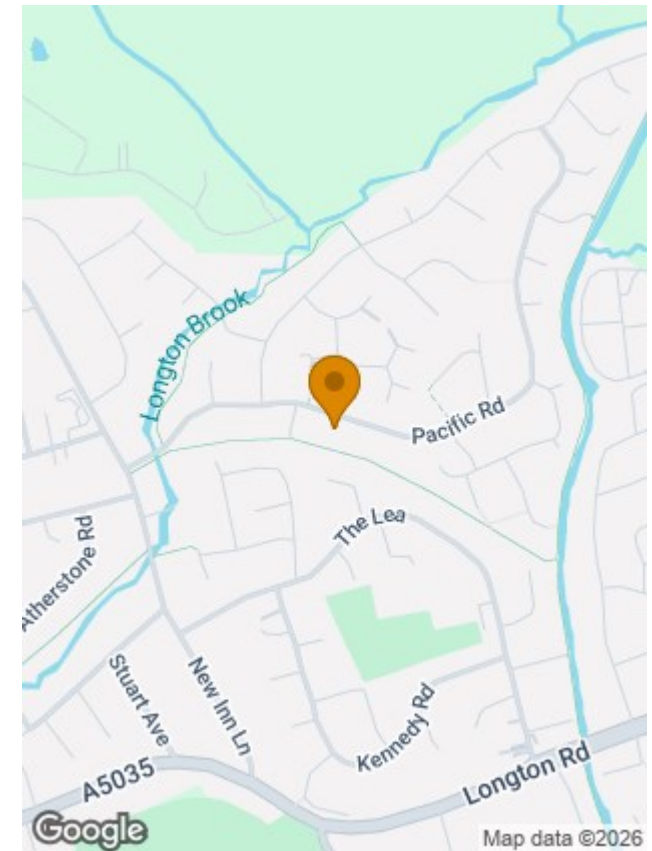
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

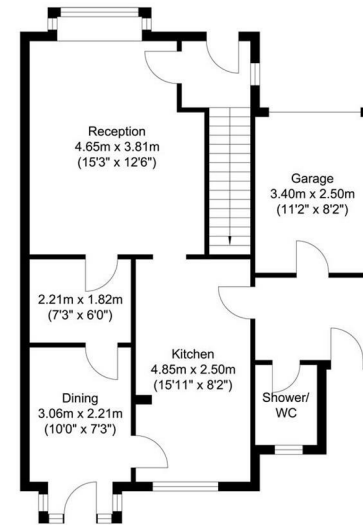
Tenure - Freehold

Council Tax Band - D



### 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

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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