

## 12 Earls Road, Trentham, Stoke-On-Trent, Staffs, ST4 8DG



**Freehold Offers in excess of £365,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this stunning period end townhouse enjoying a unique position siding onto the picturesque Trent & Mersey Canal, tucked away within a quiet cul-de-sac in the ever sought after Trentham location. The property is perfectly placed for access to local shops, schools and everyday amenities, whilst the ever popular Trentham Gardens and Shopping Village are only a short distance away. The location also provides excellent commuter links to the A34 and surrounding Potteries towns. This beautifully presented and generously proportioned home has been thoughtfully updated to provide a wonderful blend of character and modern day living. As you would expect, the property benefits from the modern comforts of Upvc double glazing along with gas combination central heating. In brief the accommodation comprises entrance hall, impressive through lounge/dining room providing an excellent entertaining space, a stunning fitted kitchen/dining room, utility area and downstairs WC. To the first floor the property offers three well proportioned double bedrooms together with a recently updated and beautifully appointed family bathroom.

Externally the property continues to impress, with the frontage and side having been paved to provide ample off road parking. To the rear there is a generous enclosed garden featuring a superb garden room/home office, offering ideal space for those working from home or seeking additional leisure space.

Properties of this quality, presentation and location rarely stay on the market for long. Viewing of this truly wonderful home is highly recommended.

**ENTRANCE HALL**

With composite double glazed frosted front access door incorporating inset lead pattern with frosted double glazed side panel, pendant light fitting, decorative picture rail, ceramic tiled flooring, enclosed light fitting, smoke alarm, modern style radiator, built in electricity meter cupboard and stairs to first floor landing. Access leads off to;



**OPEN PLAN LOUNGE / DINING ROOM 8.41m x 4.11m reducing to 3.96m (27'7" x 13'6" reducing to 13'0")**  
With double glazed bay window to front elevation, two Upvc double glazed windows to side elevation ,Upvc double glazed window to rear elevation, original cornice to ceiling, two decorative ceiling roses, decorative picture rail, two modern double radiators, TV aerial connection point, Lila broadband connection point (subject to usual transfer regulations), feature fire surround with cast iron insert plus open grate and power points. Access off to;



**FITTED KITCHEN / DINING ROOM 7.59m x 3.33m (24'11" x 10'11")**

With Upvc double glazed patio doors to side elevation, Upvc double glazed window to rear elevation, twelve enclosed LED light fittings, modern double vertical radiator, a range of base and wall mounted cream shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, square edge work surfaces with built in Belfast sink unit with chrome mixer tap above, space for range cooker, plumbing for dishwasher, space for American style fridge/freezer, ceramic tiled flooring, Manrose extractor fan, kickboard spotlight fittings, power points and door to under stairs storage cupboard providing ample domestic shelving and storage space. Access to;



**UTILITY AREA 1.70m x 1.68m (5'7" x 5'6")**

With composite double glazed frosted side access door, Upvc double glazed window to side elevation, wall mounted soft cream shaker oak effect storage cupboards providing ample domestic storage space, square edge work surface, plumbing for automatic washing machine, space for condenser dryer, ceramic tiled flooring, power points and two enclosed LED spotlight fittings. Door leads off to;



**DOWNSTAIRS WC 1.85m x 1.17m (6'1" x 3'10")**

With Upvc double glazed frosted window to side elevation, access to loft space, two LED spotlight fittings, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, decorative splashback tiling, ceramic tiled flooring and modern chrome towel radiator.



**FIRST FLOOR LANDING**

With two pendant light fittings, access to loft space with retractable ladder, double panelled radiator, power points and doors leading off to rooms including;



**BEDROOM ONE (FRONT) 5.00m x 3.66m (16'5" x 12'0")**

With Upvc double glazed windows to front and side elevations, two pendant light fittings, double panelled radiator, power points and freestanding wardrobes provide ample domestic hanging space and storage space.



**BEDROOM TWO (MIDDLE) 3.99m x 3.15m (13'1" x 10'4")**

With Upvc double glazed windows to side and rear elevations, pendant light fitting, decorative dado rail, double panelled radiator and power points.



**BEDROOM THREE (REAR) 3.30m x 3.28m (10'10" x 10'9")**

With Upvc double glazed window to rear elevation, pendant light fitting, decorative ceiling rose, double panelled radiator and power points.



**LUXURY MODERN FIRST FLOOR BATHROOM 2.26m x 2.24m (7'5" x 7'4")**

With Upvc double glazed frosted window to side elevation, four enclosed LED light fittings, a modern white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, "L" shaped bath/shower unit with mixer tap plus thermostatic direct flow shower with separate shower attachment, stylish splashback tiling, ceramic tiled flooring and modern vertical towel radiator.



EXTERNALLY



FORE GARDEN

With a brick paved frontage providing ample off road parking which extended alongside the property to create further parking along with providing access off to;



**ENCLOSED REAR GARDEN**

Bounded by concrete posts and timber fencing with a brick paved patio area providing ample patio and sitting space, artificial lawned area providing ease of maintenance and an Indian stone paved patio providing additional seating and BBQ space. A timber garden shed provides useful external storage space. Access to;



**GARDEN ROOM / HOME OFFICE 4.67m x 3.33m (15'4" x 10'11")**

With double glazed vaulted dome skylight, ceramic tiled flooring with underfloor heating, ten LED spotlight fittings, base mounted storage cupboards providing shelving and storage space, TV aerial connection point, Lila connect connection point (subject to usual transfer regulations), drop down desk and power points.



**COUNCIL TAX**

Band 'B' 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 of 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.

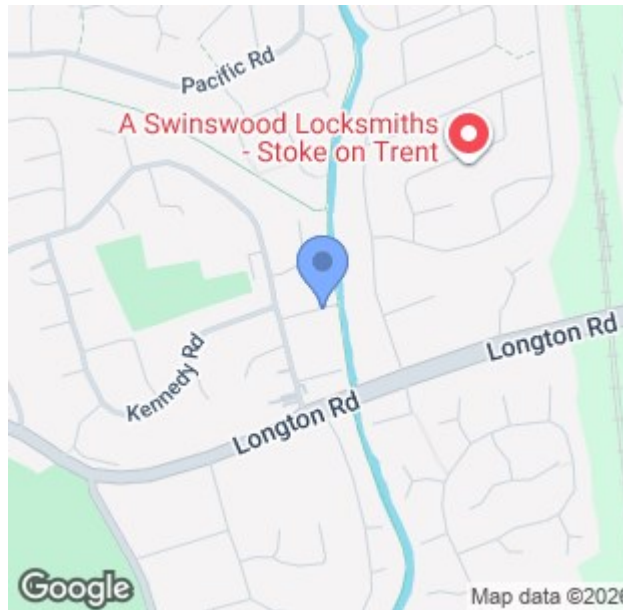
**NOTE**

The bay window is a double glazed timber window.



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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ESTATE AGENTS & LETTINGS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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 |

