

423 Stone Road, Trentham, Stoke on Trent, ST4 8NG

£200,000 Offers over

SHOW HOME PRESENTED semi-detached family home which is a true credit to the current vendors. This ABSOLUTELY STUNNING home is located in the SOUGHT after TRENTHAM area, set back from the road, in an elevated position. Along with spending a majority of your time in the splendid and GENEROUS SIZED SUMMER ROOM overlooking the PRIVATE and ENCLOSED rear garden this property boasts an entrance hall, lounge, fitted kitchen, utility, downstairs wc, three bedrooms and a bathroom. Externally off road parking and a driveway leading to a garage. Offering close proximity to TRENTHAM GARDENS, shops, local amenities and SUPERB COMMUTER LINKS via A34/A500/M6. Certainly one for the shortlist of house to view.

Show home presented three bedroom semi-detached

Located in a sought after location of Trentham

Summer room, utility, downstairs wc

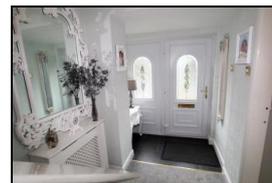
Suit first time buyers, young family or downsizers

Private and enclosed rear garden
Garage, off road parking and a driveway

Close to Trentham Gardens, shops, schools and commuter links

Entrance Hall

Enter the property via the UPVC front door with matching side panel into the impressive and generous entrance hall. Radiator with decorative cover, tiled floor area leading to the remainder with carpet.



Lounge 3.37m (11' 1") x 5.60m (18' 4") max

UPVC bow window to the front aspect ensures good natural light into this homely lounge. The main focal point being the electric pebble effect fire within an ornate fire surround and upon a black marble hearth. Carpet, radiator and TV aerial point. French doors into the summer room.



Lounge



Kitchen 2.68m (8' 10") x 2.67m (8' 9")

Fitted wooden kitchen with a good range of base and wall units, roll top work surface over. Double electric oven with four ring ceramic hob and extractor fan above. Stainless steel sink in front of the UPVC window to the summer room. Tiled splash backs along with a tiled floor covering. Useful store/pantry under the stairs.



Kitchen



Utility Room 1.60m (5' 3") x 1.64m (5' 5")

Fitted base and wall units with roll top work surface over. Plumbing for a washing machine and space for other electrical appliances. Tiled floor covering.



Cloak Room 1.60m (5' 3") x 0.78m (2' 7")

UPVC window with frosted glazing and Venetian blinds to the rear aspect. Low level WC and wall mounted wash/hand basin. Tiled floor covering and radiator.



Summer Room 5.23m (17' 2") x 2.61m (8' 7") Ext to 4.58

This is a fabulous addition to the property, benefiting from two Velux windows in the roof along with an array of down lights, radiator, laminate floor covering, TV aerial and power points. Glazed to three sides with blinds included. UPVC exit door onto the patio.



Stairs/Landing

Carpeted stairs lead from the hallway to the first floor carpeted landing. Access from here to the insulated loft space. UPVC window with frosted glazing to the side aspect.

Master Bedroom 2.94m (9' 8") x 3.32m (10' 11")

UPVC window to the rear aspect. Carpet, radiator and wall to wall fitted wardrobes with sliding doors.



Bedroom 2 2.90m (9' 6") x 3.36m (11' 0")

UPVC window to the front aspect. Carpet and radiator.

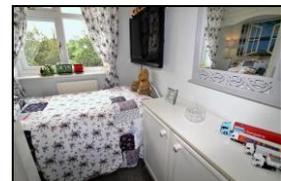


Bedroom 2



Bedroom 3 2.17m (7' 1") x 2.09m (6' 10") max

UPVC window to the front aspect. Carpet, radiator and useful store over the stairs.



Shower Room 2.10m (6' 11") x 1.67m (5' 6")

White suite comprising of a corner shower enclosure, pedestal sink and low level WC. Radiator, large wall mirror, tiled walls and floor covering. UPVC window, tilt and turn, to the rear aspect.



Patio

Block paved rear patio area for the al fresco dining. External tap and pedestrian garage access.



Rear Garden

Private and enclosed, mainly laid to lawn with an abundance of flowering shrubs in the borders.



Garden Room/Shed 2.43m (8' 0") x 3.02m (9' 11")

The garden shed has been decorated and used as another room.



Single Garage 2.86m (9' 5") x 4.79m (15' 9")

Up and over door, power and lighting. Gas combi boiler wall mounted in here. Pedestrian access to the rear.



Front Garden/Patio

Paved front patio area.



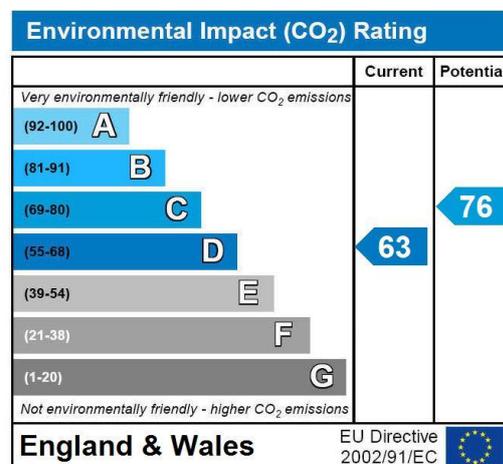
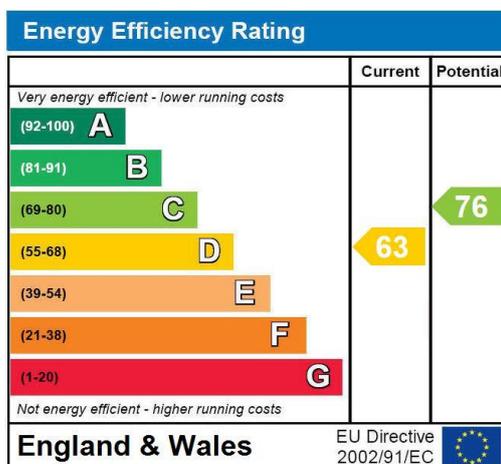
Off Road Parking

Large drive for off road parking.



Property Ref: OPNY000663

Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.