



9 Robinson Road

Trentham, Stoke-On-Trent, ST4 8ED

In the words of the great Smokey ROBINSON, 'You know what, life is full temptations!' Well let me tempt you with this superb, spacious semi detached property on ROBINSON Road. Immaculately presented throughout and located in the popular area of Trentham the accommodation comprises lounge, dining room, fitted kitchen, utility room, three great sized bedrooms and family bathroom plus shower room. Externally the property benefits from off road parking and a garage and to the rear there is paved patio area and lawned garden. Located in the popular area of Trentham within close proximity to the extremely popular Trentham Gardens shopping village. Excellent commuter links to the A500 and M6. Are you tempted??? What are you waiting for, don't take my word for it, call today and book a viewing.

£289,950

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- STUNNING SEMI DETACHED PROPERTY
- UTILITY ROOM AND CLOAKROOM
- GARAGE
- VIEWING IS ESSENTIAL
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- BEAUTIFULLY MAINTAINED REAR GARDEN
- MODERN FITTED KITCHEN
- BATHROOM AND SHOWER ROOM
- SOUGHT AFTER LOCATION

GROUND FLOOR

Entrance Porch

6'6" x 3'5" (1.99 x 1.06)

UPVC double glazed patio doors to the front aspect. Door leading into the entrance hall.

Entrance Hall

12'0" x 11'1" (3.67 x 3.40)

A door to the front aspect. Radiator and telephone line. Parquet flooring and stairs to the first floor.

Dining Room

13'9" x 11'1" (4.20 x 3.40)

A double glazed bay window to the front aspect. Electric fireplace and radiator. Wooden flooring.

Lounge

17'5" x 11'2" (5.32 x 3.41)

A double glazed window to the rear aspect. Gas fireplace and radiator. Television point.

Kitchen

18'0" x 6'8" (5.50 x 2.05)

Double glazed windows to the side and rear aspects. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas. Integrated appliances include dual fuel electric oven and double gas hob with cooker hood above. Dishwasher and fridge/freezer. Plumbing for a washing machine. Radiator and television point. Karndean flooring. Under stairs pantry.

Utility Room

18'0" x 4'6" (5.51 x 1.38)

A UPVC double glazed door to the rear aspect. Double glazed window to the side aspect. Door leading to garage. Radiator and karndean flooring.

Cloakroom

7'10" x 3'0" (2.40 x 0.92)

A double glazed window to the rear aspect. Low level W.C, wash hand basin and radiator. Boiler and karndean flooring.

FIRST FLOOR

Landing

12'3" x 11'2" (3.74 x 3.42)

A double glazed window to the side aspect. Stairs from the ground floor and loft hatch access. Storage cupboard.

Bedroom One

15'6" x 11'2" (4.73 x 3.42)

A double glazed window to the rear aspect. Fitted wardrobes and radiator. Television point.

Bedroom Two

14'6" x 11'1" (4.42 x 3.40)

A double glazed bay window to the front aspect. Radiator and television point.

Bedroom Three

11'5" x 6'11" (3.49 x 2.12)

A double glazed window to the front aspect. Radiator and wooden flooring.

Bathroom

9'8" x 6'11" (2.96 x 2.11)

A double glazed window to the rear aspect. Fitted with a suite comprising bath, wash hand basin, low level W.C. and Radiator. Doors leading to storage cupboard housing water tank.

Shower Room

5'2" x 3'2" (1.60 x 0.98)

A double glazed window to the side aspect. Fitted with a double shower cubicle. Partly tiled walls.

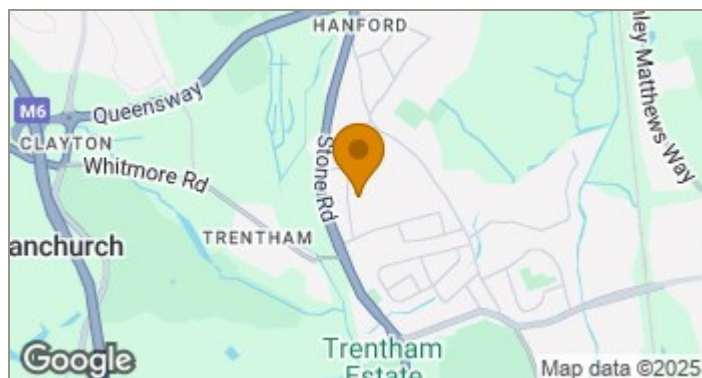
EXTERIOR

The front of the property offers a tarmacadam drive and lawned area with mature shrubs. The rear of the property is fully enclosed and well maintained with a block paved patio area and lawn. Gravelled area and mature shrubs. Shed.

Garage

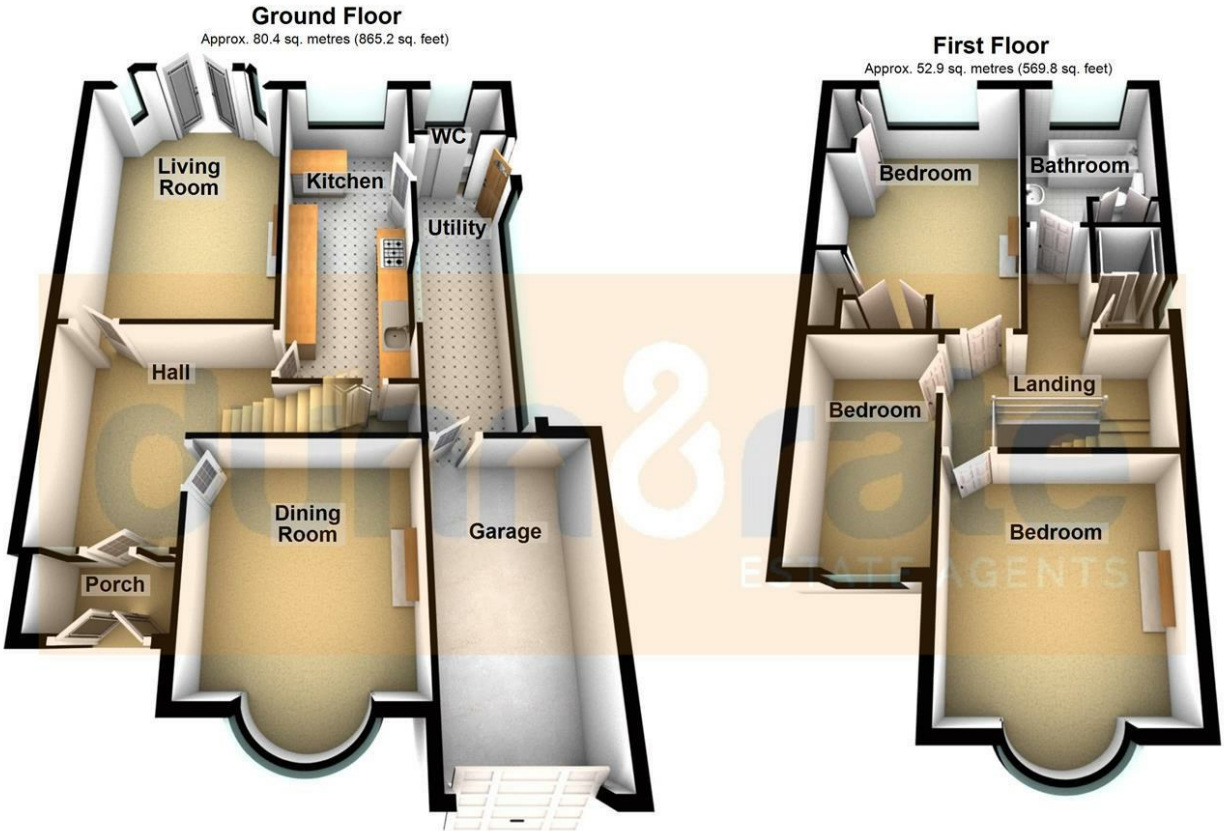
14'11" x 7'10" (4.56 x 2.40)

Double doors to the front aspect. Light.





Floor Plan



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

