



22 Brough Lane

Trentham, Stoke-On-Trent, ST4 8BX

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 Brough Lane. Immaculately presented throughout and located in the popular area of Trentham the accommodation comprises lounge, fitted kitchen/diner, utility room, downstairs W.C, three bedrooms and family bathroom. Externally the property benefits from off road parking and a carport 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??? Well the added bonus is this property is sold with no upward chain. What are you waiting for, don't take my word for it, call today and book a viewing.

£239,950

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Trentham, Stoke-On-Trent, ST4 8BX



- SPACIOUS SEMI DETACHED PROPERTY
- MODERN KITCHEN/DINER
- FAMILY BATHROOM
- SOUGHT AFTER AREA

- SOLD WITH NO UPWARD CHAIN
- UTILITY SPACE & W.C
- OFF ROAD PARKING & CARPORT

- LARGE LOUNGE WITH BAY WINDOW
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

16'11" x 6'3" (5.16 x 1.92)

The property has an entrance door leading from the front aspect into the entrance hall coupled with two double glazed windows to the side aspect. Fitted storage cupboard and under stairs storage. Stairs lead to the first floor. Radiator.

Lounge

18'8" x 10'6" (5.70 x 3.21)

A double glazed bay window overlooks the front aspect. Fireplace housing electric feature fire. An open archway leads into the kitchen/diner. Radiator.

Kitchen/Diner

17'3" x 9'0" (5.26 x 2.75)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven

with gas hob and cooker hood above. Space for fridge/freezer. Radiator. Space for table and chairs.

Rear Hall

3'7" x 2'7" (1.10 x 0.80)

A upvc glazed access door leads out to the side aspect.

Utility Room

3'5" x 3'0" (1.05 x 0.92)

Wall mounted central heating boiler. Space and plumbing for washing machine.

W.C

6'9" x 2'10" (2.07 x 0.87)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin with tiled

splashback.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

15'4" x 10'5" (4.68 x 3.19)

A double glazed bay window overlooks the front aspect.

Radiator.

Bedroom Two

12'4" x 10'4" (3.77 x 3.16)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'6" x 6'3" (2.60 x 1.93)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'4" x 6'4" (1.95 x 1.95)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled wall and loft access hatch. Ladder style towel radiator.

EXTERIOR

To the front there is a driveway with raised lawned area with shrub border. Double gates lead to a carport and garden shed with access to the rear garden. The rear garden is lawned with a paved patio area and is fully enclosed by panelled fencing.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(70-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	