

**Tinsley
Garner**
independent property expertise



45, Atherstone Road, Trentham, Stoke-On-Trent, ST4 8JU



Offers In **£275,000**
~~Excess Of~~

A traditional bay fronted semi in a green and leafy suburban setting in 'Old Trentham'. This is a lovely house which has been extensively updated and improved by its current owner to create a comfortable, family home which is appointed to a high standard throughout. Offers well proportioned accommodation with welcoming entrance hall, open plan lounge / dining room with wood burning stove, stylish upgraded kitchen, three bedrooms and recently updated bathroom. Recent upgrades include a new roof in 2023, upvc double glazing and composite front door, upvc soffits & gutters and new central heating boiler in 2023. Lovely plot with plenty of parking and a private enclosed rear garden backing onto the Longton Brook Greenway. Perfectly placed within walking distance of Trentham Gardens local schools and shops and the host of amenities Trentham has to offer.



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<https://www.tgprop.co.uk>



Entrance Hall

A welcoming reception area with composite part glazed front door and arched glazed side lights and transom, light wood effect laminate floor and stairs to the first floor landing. Radiator.

Open Plan Lounge / Dining Room

A spacious dual aspect living space which features a bay window to the front of the house and rear facing window from the dining area overlooking the garden. Chimney breast to the living area with raised hearth, wood burning stove and wooden mantle. TV aerial connection. Adjoining dining area with space for a family size table. Two radiators.

Kitchen

A smart & stylish kitchen, re-modelled in 2024 which features an extensive range of wall & base cabinets with grey high gloss handle less cupboard doors and coordinating light oak wood effect work surfaces with inset ceramic inset sink unit and mixer tap. integrated appliances comprise; slot-in electric cooker with stainless steel extractor and glass splash panel, fully integrated washing machine and space for an upright fridge / freezer. Bright & airy with large windows to the side and rear and door to the rear garden. Wood effect floor matching the hall. Radiator.

Landing

Large window to the side of the house and access hatch to loft space. Radiator.

Bedroom 1

Double bedroom with window to the rear of the house. Radiator.

Bedroom 2

Double bedroom with bay window to the front of the house. Radiator.

Bedroom 3

Single bedroom with window to the rear of the house. Radiator.

Bathroom

Newly fitted in 2021 with suite comprising; 'P-shape' bath with glass shower screen and thermostatic shower, wall hung basin and WC. Part ceramic tiled walls and wood effect flooring. Radiator. Window to the side of the house.

Outside

The house is in a lovely position on the right side of Atherstone Road backing onto a wooded area at the rear and has direct onto the Longton Brook Greenway footpath which leads to Trentham Gardens. Lawn garden to the front and off road parking for several cars to the front & side of the house. Space for a garage if required.

Enclosed rear with paved patio and lawn area with planted borders, space for a garden shed and greenhouse

General Information

Services; Mains gas, water, electricity & drainage. Gas fired central heating with Baxi combi boiler installed in May 2023.

Tenure; Freehold

Council Tax Band C

Viewing by appointment

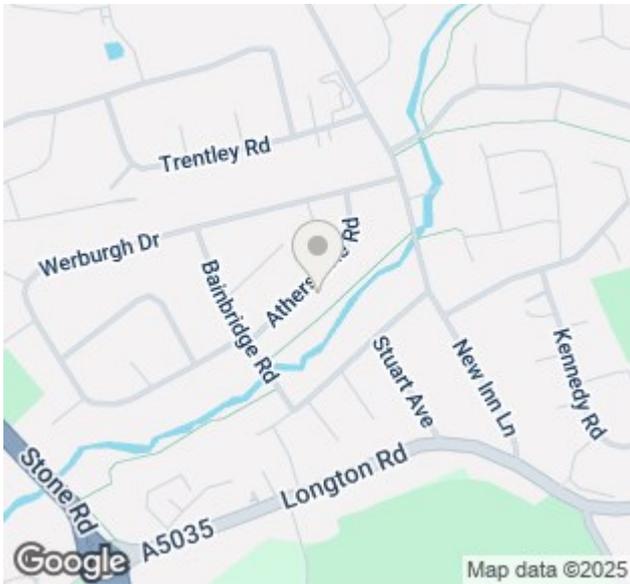
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
82 sq m / 885 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	85
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			
		69	81
England & Wales		EU Directive 2002/91/EC	