

**Tinsley  
Garner**  
independent property expertise



2, Lindum Avenue, Trentham, Stoke-on-Trent, ST4 8DR



£295,000

A mature extended semi-detached family home situated in a sought after cul-de-sac location in Trentham. Well presented throughout and offering accommodation comprising: entrance hall, living room, dining room, modern kitchen, guest cloakroom, three bedrooms and family bathroom with separate WC. Benefitting from generous off road parking before a detached single garage, gas combi central heating and an enclosed good size rear garden. The property is conveniently placed within walking distance of local schools and shops, a short distance from Trentham Gardens and with easy access to commuter routes. A lovely property in a super location - Early viewing essential.



01785 811 800

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



#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With oak engineered flooring, under stairs storage cupboard, doorways to the living room, dining room, kitchen, guest cloakroom and access to the first floor stairs.

#### Living Room

A cosy reception room offering a feature chimney breast opening with oak mantel, tiled hearth and inset wood burning stove. Oak engineered flooring, two radiators, TV connection and hardwood double glazed bi-fold doors opening to the rear patio and garden.

#### Dining Room

Offering a uPVC double glazed bay window to the front elevation, chimney breast opening with slate hearth, feature pendant lighting, radiator and exposed floorboards.

#### Kitchen

Fitted with a range of gloss white finish wall and floor units, bamboo work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, slate tiled floor with under floor heating, uPVC double glazed window to the side aspect and external door to the rear garden. Wall cupboard housing a Main Eco Compact gas combi central heating boiler.

Appliances including: gas range cooker hob with splash-back and stainless steel extractor hood with light above, integral dishwasher, plumbing for a washing machine and space for an upright free standing fridge freezer.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with splash-back and chrome mixer tap. Recessed ceiling lights, chrome towel radiator, tile effect vinyl flooring and uPVC obscure double glazed window to the side aspect.

#### First Floor

##### Stairs & Landing

With carpet throughout and uPVC double glazed window to the front of the property.

##### Bedroom One

With uPVC double glazed window to the front elevation, ornate cast iron fireplace, radiator, TV connection and exposed floorboards.

##### Bedroom Two

A second double bedroom offering a uPVC double glazed window overlooking the rear garden, ornate cast iron fireplace, radiator and exposed floorboards.

##### Bedroom Three

With uPVC double glazed window to the rear aspect, radiator and carpet.

#### Bathroom

Fitted with a modern white suite comprising standard bath and panel with chrome mixer tap and mains fed thermostatic shower head above, wall mounted wash hand basin with chrome mixer tap. Recessed ceiling lights, extractor fan, fully tiled walls and floor, uPVC obscure double glazed window to the side aspect and chrome towel radiator.

#### Separate WC

Fitted with a white low level push button WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Recessed ceiling lights, tiled floor, uPVC obscure double glazed window to the side elevation and radiator.

#### Outside

The property is approached via a gravelled driveway providing generous off road parking before a detached single garage. The garage has an up & over door, power connection, side access door and window.

#### Front

With mature hedgerow, timber fence panelling and side access to the rear garden via a wooden gate.

#### Rear

The enclosed rear garden offers an Indian stone patio and pathway, lawn, timber sleeper flowerbeds, ornate walls, timber fence panelling and a large slate chipping play area.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C.

#### Services

Mains gas, water, electricity and drainage.

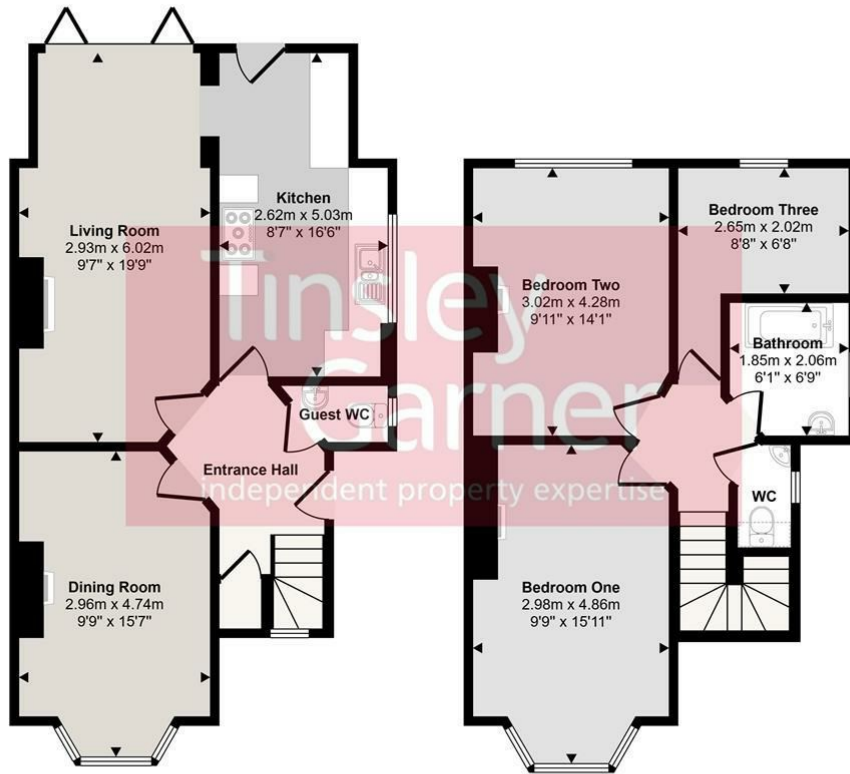
Gas combi central heating

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
96 sq m / 1034 sq ft

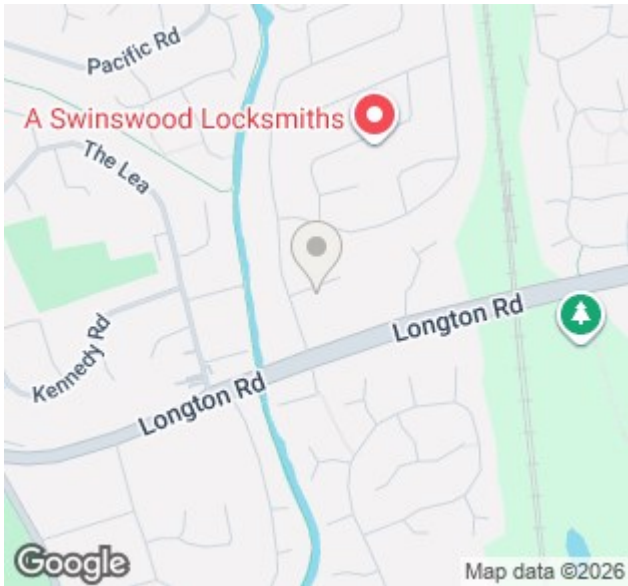


Ground Floor  
Approx 51 sq m / 554 sq ft

First Floor  
Approx 45 sq m / 480 sq ft

Denotes head height below 1.5m

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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