

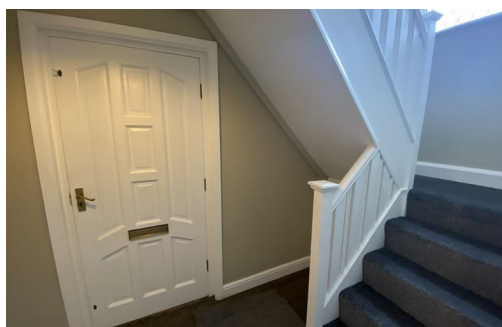


5, Longton Road, Trentham, ST4 8ND



Asking Price £250,000

A picture-postcard cottage set in large gardens on the edge of Trentham within strolling distance of the iconic Trentham Gardens. This pretty grade II listed house offers far more than first meets the eye, featuring sitting room with a lovely period fireplace, large open plan kitchen with space for dining, separate study and cloakroom with WC. Upstairs you will find two generous double bedrooms and a period style bathroom. Step outside and you will discover a large mature private garden to the rear, space for outdoor living and a brick built garden store. The house is newly decorated throughout and is well maintained featuring a modern central heating system and part double glazed windows hence it is ready for immediate occupation. Great location just moments walk from Trentham Gardens, close to bus routes and easy access to everything the area has to offer. No upward chain.



01785 811 800

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Canopy Porch

Entrance Hall

Reception area with wooden front door, turned staircase with tall window on the half landing and wood effect ceramic tiled floor which extends throughout the ground floor. Radiator.

Sitting Room

A cosy living room with window to the front of the house, chimney breast with period fireplace with cast iron grate and open fire. Wood effect floor tiling. Radiator. Period gas mantle (non functional but forms part of the listing).

Dining Kitchen

A spacious open plan kitchen with space for dining. The kitchen features an extensive range of cupboards with traditional style painted cabinet doors and coordinating oak effect work surfaces with inset sink unit and mixer tap. Chimney breast with fitted Kenwood dual fuel range and integrated extractor. Part ceramic tiled walls and tiled floor. Two rear facing windows overlooking the garden. Radiator.

Study

A useful study with door from the kitchen and side facing window. Tiled floor. Radiator.

Rear Porch

With door to the back of the property.

Cloakroom & WC

White suite comprising: WC and hand basin. Tiled floor. Radiator.

Landing

Bedroom 1

Spacious double bedroom with two rear facing windows overlooking the garden. Period feature fireplace. Radiator. Period gas mantle (non functional but forms part of the listing).

Bedroom 2

Double bedroom with window to the front of the house. Chimney breast with period fireplace. Radiator.

Bathroom

Fitted with a white period style suite comprising: bath with glass shower screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and quarry tile floor. Window to the side of the house. Radiator. Wall mounted Baxi gas combi boiler concealed in a wall cupboard.

Outside

Sizeable front garden with lawn area and planted borders. To the rear there is a huge garden which is mainly lawn with extensive well stocked borders featuring a variety of shrubs and trees, including a mature 'monkey puzzle' tree. Rear yard area with

brick built store. Note: there is currently no parking on the property but you can park on Paddock Rise about 20 metres away. It may be possible to apply for permission to park at the front of the house although no enquiries have been made.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Tenure: Freehold

Council Tax Band C

Viewing by appointment

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		69
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		