

**Tinsley
Garner**
independent property expertise



10, Deansberry Close, Trentham, ST4 8JH



Offers In **£250,000**
Excess Of

A mature detached family home set in a quiet cul-de-sac position within Trentham. The house offers well presented accommodation comprising; reception hallway, guest cloakroom, lounge diner, fitted kitchen with appliances, three bedrooms and a family bathroom. In addition the house benefits from off road parking before an integral tandem double garage, mature gardens to both front and rear, gas combi central heating system, Upvc double glazed windows and doors throughout. A super property in a great location ideally situated within easy reach of local schools, a host of amenities and with easy access to the A50, A500 and M6

NO UPWARD CHAIN - Early Viewing Essential.



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Hallway

A Upvc part obscure double glazed front door opens to the hallway. Offering oak effect laminate flooring, under stairs storage cupboard, radiator and central heating thermostat. Access to the guest cloakroom, lounge diner, kitchen and first floor stairs.

Guest Cloakroom

Fitted with a modern white suite comprising inset low level push button WC and vanity wash hand basin with chrome mixer tap. Upvc obscure double glazed window to the front aspect, storage/cloaks cupboard, radiator, fully tiled walls and floor.

Lounge Diner

A spacious reception room offering ceiling coving, Upvc double glazed bay window to the front of the property and French doors opening to the rear patio and garden, two wall lights, two radiators, carpet and Sky Media connection.

Kitchen

A modern kitchen fitted with a range of wood effect finish wall, floor and display units, contrasting dapple work surfaces, tiled splash-backs and inset polycarbon sink and drainer with mixer tap. Recessed ceiling lights, Upvc double glazed window overlooking the rear garden, radiator, oak effect laminate flooring and Upvc part obscure double glazed door to the integral garage. Appliances including: Neff five ring stainless gas hob with matching extractor hood and light above, Neff integral electric double oven, plumbing for a dish washer.

First Floor

Stairs & Landing

Traditional stained spindle, newel post and banister stairs lead to the landing. With carpet throughout, Upvc double glazed window to the side aspect, loft access and two good size storage cupboards (one with radiator).

Bedroom One

Offering a Upvc double glazed window to the rear aspect, built-in wardrobes and storage to one wall, radiator and carpet.

Bedroom Two

With Upvc double glazed window overlooking the rear garden, built-in wardrobes and storage to one wall, radiator and carpet.

Bedroom Three

With built-in dressing table, wardrobes and storage to one wall, radiator, carpet and Upvc double glazed window to the front of the propertyhouse, radiator and wood effect laminate flooring.

Family Bathroom

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath and panel with chrome taps and fully tiled shower enclosure with Triton electric power shower system. Upvc obscure double glazed window to the side aspect, fully tiled walls, radiator, vinyl flooring and cupboard housing the wall mounted Worcester Greenstar 24i gas combi central heating boiler and hot water storage cylinder.

Outside

The property is approached via a private driveway providing off road parking before an integral tandem double garage. The garage has a front electric roller shutter door, two Upvc double glazed windows to the front and rear elevations, steel up and over garage door opening to the rear garden, power, lighting, plumbing for a washing machine and plenty of space for additional appliances.

Gardens

The property offers mature, well maintained gardens to both front and rear. With paved pathways, patio areas, stocked flower beds and borders, lawns and trees.

General Information

For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band D
No Upward Chain.

Services

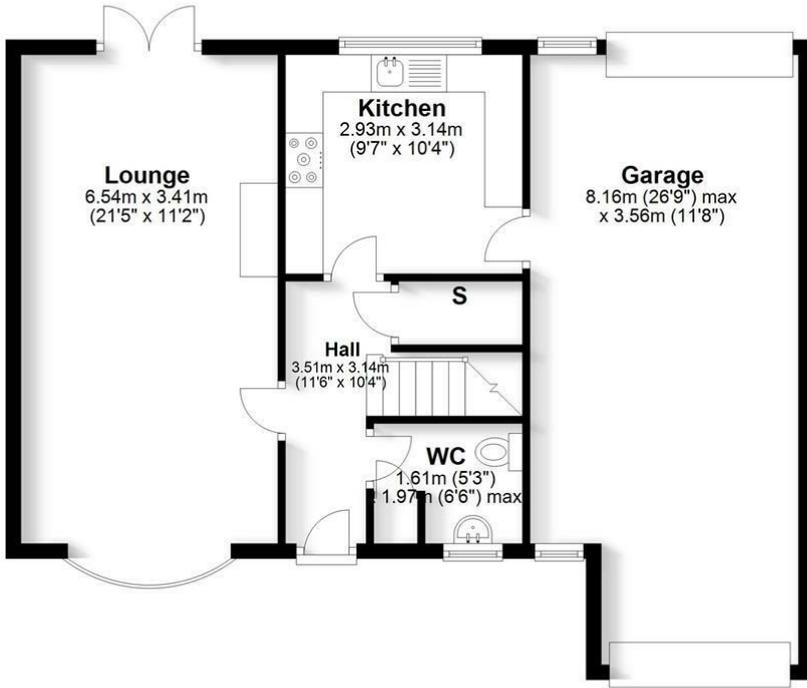
Mains gas, water, electricity & drainage.
Gas central heating

Viewings

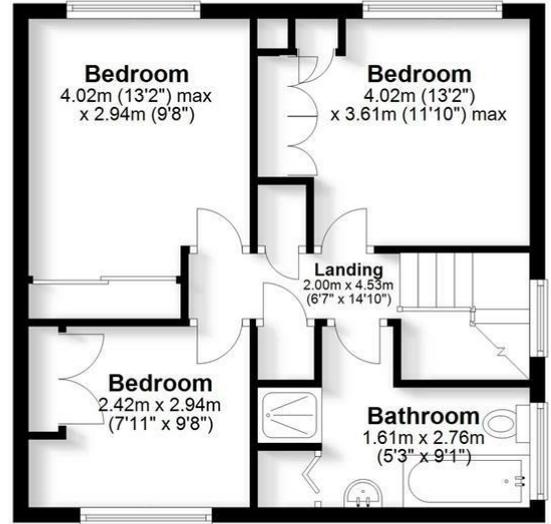
Strictly by appointment via the agent.



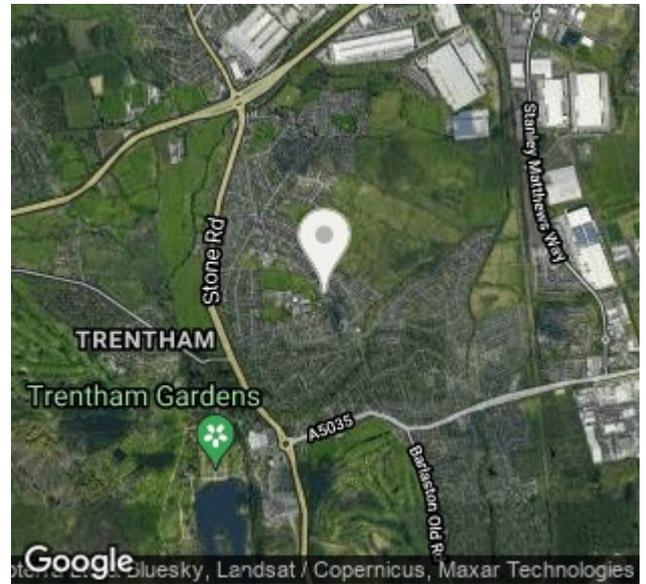
Ground Floor



First Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(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			84
(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	