

## 89 Allerton Road, Trentham, Stoke-On-Trent, Staffs, ST4 8PQ



**Freehold £239,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this recently updated and modernised semi-detached bungalow, situated in the highly regarded area of Trentham. The location offers convenient access to Trentham Gardens and its popular retail village, along with excellent road links to the A34 and A500.

As expected, the property benefits from modern-day comforts including Upvc double glazing and gas combination central heating. In brief, the well-presented accommodation comprises an entrance hall, a spacious lounge/dining room, a newly fitted kitchen with integrated appliances leading on to an insulated roof conservatory, two double bedrooms, and a new contemporary shower room.

Externally, the property sits on a generous plot with gardens to both the front and rear, off-road parking, and a detached brick garage.

This home is offered for sale with the added advantage of No Vendor Chain, making it an ideal purchase for those looking to move swiftly.

## ENTRANCE HALL

With Upvc double glazed frosted side access door with inset LED pattern, coving to ceiling, access to loft space, two pendant light fittings, double panelled radiator and doors lead off to rooms including;



## LOUNGE 5.49m x 3.58m (18'0" x 11'9")

With Upvc double glazed bow window to front with inset lead pattern, three lamp light fitting, two wall light fittings, panelled radiator, feature fire surround with marble hearth and inset electric coal effect fire and power points.



### **NEW FITTED KITCHEN 3.30m x 2.69m (10'10" x 8'10")**

With Upvc double glazed window to side, six LED spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square edge work surfaces incorporating one and a half bowl stainless steel sink unit with chrome mixer tap above, built in four ring Hotpoint electric hob unit with Beko fan assisted oven, integrated fridge/freezer, integrated Candy automatic washing machine, integrated Bosch dishwasher, wood effect laminate flooring, modern vertical radiator, power points and sliding door provides access off to;



### **INSULATED ROOF CONSERVATORY 2.49m x 2.46m (8'2" x 8'1")**

With Upvc double glazed panels to sides and rear aspects with inset lead pattern to skylight, Upvc double glazed patio doors to side, double panelled radiator, ceramic tiled flooring and power points.



### **BEDROOM ONE (REAR) 3.58m x 3.30m (11'9" x 10'10")**

With Upvc double glazed window to rear with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging and storage space;



## **BEDROOM TWO (FRONT) 3.38m x 2.72m (11'1" x 8'11")**

With Upvc double glazed windows to front and side aspects with inset lead pattern, built in electricity meter cupboard, built in gas meter cupboard, double panelled radiator and power points;



## **SHOWER ROOM 1.88m x 1.88m (6'2" x 6'2")**

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, aqua boarding to splashback areas, modern grey wood effect flooring and chrome towel radiator;



## **EXTERNALLY**

### **FORE GARDEN**

With garden brick walls to borders, a brick paved area allows for ease of maintenance with mature shrubs and plants to borders and a brick paved driveway leads alongside the property providing off road parking for several vehicles along with access off to;



## REAR GARDEN

Bounded by concrete block walls along with concrete post and timber fencing, a brick paved area allows for patio and sitting space, lawn section with mature shrubs and plants to borders and access leads off to;



## DETACHED BRICK GARAGE

With metal up and over door, glazed window to side and ample external storage space.



## COUNCIL TAX

Band 'C' amount payable to City of Stoke-on-Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

