



ESTATE AGENTS

... the key to a successful move



**Earls Road, Trentham, Stoke-On-Trent, Staffordshire, ST4
8DG**

**Offers in the
region of
£350,000**

- * EXCEPTIONAL RESIDENCE LOCATED ALONGSIDE THE TRENT & MERSEY CANAL
- * RECENTLY UPDATED THROUGHOUT * SOUGHT AFTER RESIDENTIAL LOCATION
- * SHORT WALK TO THE POPULAR TRENTHAM GARDENS SHOPPING VILLAGE
- * EASY ACCESS TO THE MOTORWAY NETWORK VIA THE A34 & A500

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

DO NOT MISS THIS FABULOUS PROPERTY which sits alongside the Trent and Mersey Canal. The period property which has been tastefully modernised throughout is well worth a viewing, it sits on a good sized plot and has easy access to the popular Trentham gardens shopping village and is only a few minutes drive from the market town of Newcastle under Lyme and the ever expanding Festival & Wolstanton Retail Parks. The property is approach via a block paved drive which offers ample parking with the house itself briefly comprising a entrance hall, spacious open plan lounge/dining room, a breakfast kitchen and downstairs cloakroom, to the first floor are three double bedrooms and a bathroom, externally there is a spacious rear garden where you will find a garden room providing a superb space for entertaining!

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, ceramic tiled flooring, part glazed exterior door with window, radiator with cover, glazed french doors leading into open plan lounge/dining room



LOUNGE 27'10" x 13'5" (8.5m x 4.1m)

Exquisite spacious lounge with feature fire surround with cast iron insert, coving to the ceiling, picture rail, ceiling light points with ceiling rose, two radiators, uPVC double glazed bay window with front aspect, three smaller uPVC double glazed windows with rear and side aspects



FITTED KITCHEN/ DINER 24'11" x 11'1" (7.6m x 3.4m)

Superb kitchen fitted with a comprehensive range of wall and base units with co-ordinating worktops and breakfast bar, Belfast sink with mixer tap, plumbing for dishwasher, cooking range, spaces for appliances. Recessed lighting, porcelain flooring with underfloor heating, radiator, part wall tiled, uPVC double glazed window, uPVC double glazed french doors to outside



UTILITY AREA

Wall cupboard with matching worktop and splash back, plumbing for washer machine, spaces for appliances. Recessed lighting, porcelain flooring with underfloor heating, uPVC double glazed window, exterior door

CLOAKS 5'10" x 3'7" (1.8m x 1.1m)

Fitted with a two piece cloakroom suite comprises: wash hand and mixer tap basin with set in vanity unit, low level w.c. Ceiling light point, heated towel rail, porcelain flooring with underfloor heating, uPVC double glazed window, wall unit housing combination central heating boiler.

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FIRST FLOOR

BEDROOM ONE (front) 16'4" x 11'9" (5m x 3.6m)

Ceiling light points, radiator, two uPVC double glazed windows



BEDROOM TWO (side) 13'1" x 10'5" (4m x 3.2m)

Ceiling light point, radiator, two uPVC double glazed windows



BEDROOM THREE (rear) 13'9" x 10'5" (4.2m x 3.2m)

Ceiling light point, radiator, uPVC double glazed window



BATHROOM 7'6" x 7'6" (2.3m x 2.3m)

Fitted with a three piece white bathroom suite comprises: panelled bath with mixer tap and over bath shower, wash hand basin set in vanity unit, low level w.c. Recessed lighting, extractor fan, radiator with fitted towel rail above, part wall tiled, laminate wood effect flooring, uPVC double glazed window.



OUTSIDE

A block paved drive to the front of the property providing ample parking. Access to the side of the property via double wooden gates leads to the rear garden area where there is a continuation on the block paving to an area of indian stone slabbing which lead to the garden room. There is a grassed area and panel fencing enclosing the garden

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GARDEN ROOM / SUMMER HOUSE

Recessed lighting, feature window lantern, power points , uPVC french doors opening onto patio area



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Council Tax Band

For details of council tax band telephone
(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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	



Ground Floor



First Floor

Earls Road, Trentham FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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