

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



65 Trent Bridge Close, Trentham Lakes, Stoke-On-Trent, ST4
8JJ

£380,000

- Watch Our Online Video Tour
- Great Location
- Two En-Suite Shower Rooms
- Three/Four Car Driveway
- Detached House
- Six Bedrooms
- Separate Lounge And Dining Room
- No Onward Chain!

A BIG HOUSE IN A GREAT LOCATION!

An extensive family-sized accommodation arranged over three floors on offer here at Trent Bridge close, Trentham Lakes.

Here is a property strategically positioned for easy access to the A50 and M6, conveniently close to good local schools and the University Hospital of the North Midlands. The property offers unbeatable family-sized accommodation.

No onward chain to slow down your purchase!

The ground floor of this property offers a family-sized kitchen with space for a large table and chairs, a separate lounge and dining room, integral garage and a driveway with enough space to park three or four cars. There's also a useful downstairs cloakroom.

Whilst on the first floor you'll find a total of four bedrooms two of which have en-suite shower rooms. Second floor accommodation features two large rooms and an additional shower room. Of course the bedroom accommodation can alternatively provide at least one and possibly two home offices.

This house is competitively priced and certainly has a lot to offer!

See our online virtual tour and for more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Amtico type flooring.

CLOAKROOM/WC

6'4 x 2'6 (1.93m x 0.76m)

Amtico type flooring. Radiator. White low level wc and pedestal wash basin. Extractor.

LOUNGE

16'0 x 10'8 (4.88m x 3.25m)

Laminate flooring. Two double radiators. UPVC double glazed window with fitted vertical blinds. Double doors leading into the...

DINING ROOM

10'9 x 10'2 (3.28m x 3.10m)

Laminate flooring. Double radiator. UPVC double glazed double doors with fitted vertical blinds leading out into the garden.

KITCHEN WITH DINING AREA

14'9 x 13'0 (4.50m x 3.96m)

Vinyl tiled flooring. Double radiator. Excellent range of wall cupboards and base units with a pale timber effect finish together with integrated gas range cooker and stainless steel cooker hood. Space for dishwasher and washing machine. Part tiled walls. Concealed logic gas central heating boiler. UPVC double glazed window with fitted venetian blinds. Double glazed rear external door leading into the garage.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Two radiators. UPVC double glazed window. Cupboard containing the thermal storage cylinder.

BEDROOM ONE

15'8 max x 8'8 to face of wardrobes (4.78m max x 2.64m to face of wardrobes)

Fitted carpets. Two radiators. Two UPVC double glazed windows with fitted roller blinds. Excellent range of fitted wardrobes.

EN-SUITE SHOWER ROOM

7'2 x 5'11 (2.18m x 1.80m)

Gray laminate look vinyl flooring. Part tiled walls. Radiator. UPVC double glazed window. Extractor. White suite consisting of low level wc, pedestal wash basin and shower.

BEDROOM TWO

11'1 x 10'6 (3.38m x 3.05m '1.83m)

Laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobes.

EN-SUITE SHOWER ROOM

5'11 x 5'2 (1.80m x 1.57m)

Grey laminate look vinyl flooring. White low level wc, pedestal wash basin and shower. Radiator. Extractor. UPVC double glazed window. Part tiled walls.

BEDROOM THREE

9'3 x 8'5 (2.82m x 2.44m '1.52m)

Fitted carpet. Radiator. UVC double glazed window

FAMILY BATHROOM

7'10 x 5'7 (2.39m x 1.70m)

Grey laminate look vinyl flooring. White suite consisting of low level wc, pedestal wash basin, panelled bath with shower mixer taps. Double radiator. Part tiled walls. Extractor. UPVC double glazed window.

BEDROOM FOUR

8'8 x 8'0 (2.64m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window.

SECOND FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM FIVE

18'11 x 11'5 (5.77m x 3.48m)

Fitted carpet. Two radiators. UPVC double glazed window to the front of the room. Timber double glazed velux window to the rear.

SHOWER ROOM

7'2 x 6'9 (2.18m x 2.06m)

Grey laminate look vinyl flooring. White suite consisting of low level wc, pedestal wash basin and corner shower. Part tiled walls. Double radiator. Timber double glazed velux window.

BEDROOM SIX

18'10 x 9'0 (5.74m x 2.74m)

Fitted carpet. Two radiators. UPVC double glazed window to the side of the room. Timber double glazed velux window to the rear.

OUTSIDE

To the rear of the property is an enclosed garden which faces due south and features a lawn and paved patio. There's a three or possibly four car driveway to the front of the house leading to the...


INTEGRAL SINGLE GARAGE

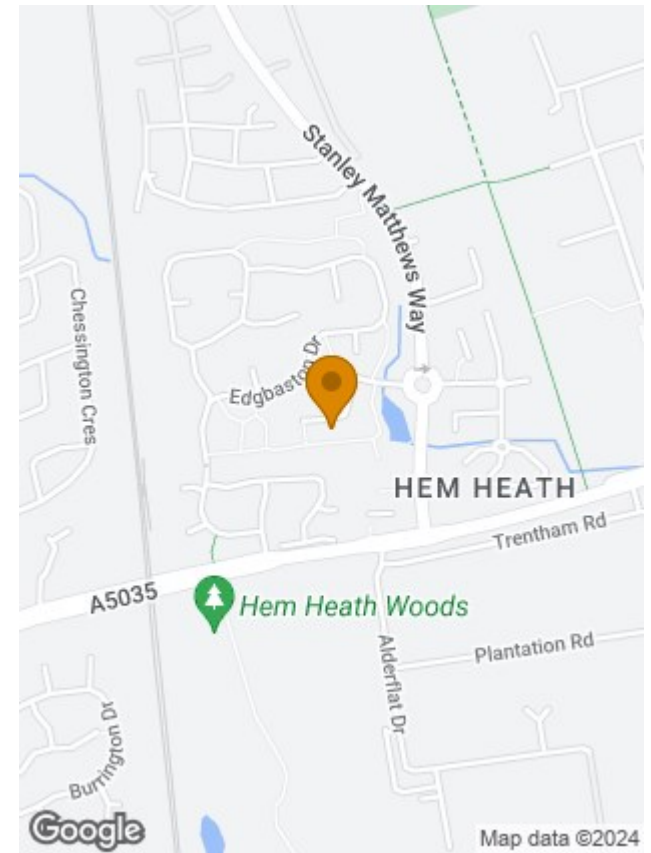
15'10 x 8'4 approximately (4.83m x 2.54m approximately)

Light. Power. Electric roller shutter door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 1912.3 SQ. FEET

Plan produced by www.fisproperty.com. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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. Plans produced using PLANiQ.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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