



Hazeldene Road,
Trentham, Stoke-on-
Trent



OneAgency

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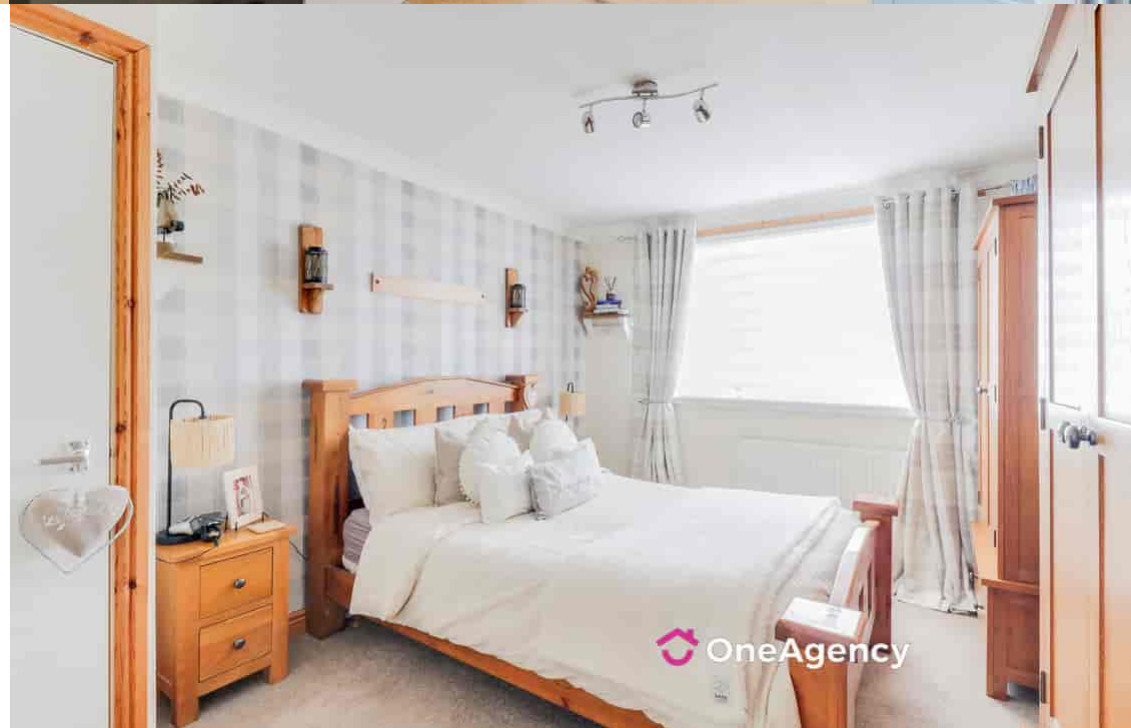
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Offers in Region of £230,000

An immaculately presented three bedroom semi-detached house in the sought after location of Trentham. This property is within walking distance to the popular Trentham Gardens! Located close to amenities, schools and commuter links such as A34, A500 & M6. The ground floor benefits from an entrance hallway, under stair office space, spacious lounge, kitchen/diner with french doors. The first floor comprises of three bedrooms and a modern white bathroom suite. Externally to the front is a block paved driveway, double gates leading to a detached garage and low maintenance rear garden with patio and lawned section. An ideal first time buy. Viewing is highly advised!



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Ground Floor

Hallway

4.72m x 1.81m (15' 6" x 5' 11") Composite front door, radiator and laminate flooring.

Office Space (Under Stairs)

1.10m x 0.89m (3' 7" x 2' 11") Electric power, double glazed window and vinyl flooring.

Lounge

5.41m x 3.10m (17' 9" x 10' 2") A double glazed bay window, radiator and carpet flooring.

Kitchen/Diner

5.03m x 2.42m (16' 6" x 7' 11") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob with extractor hood over, plumbing for a washing machine, space for a fridge/freezer and dryer, french doors to the garden, double glazed window, radiator and laminate flooring.

First Floor

Bedroom One

3.98m x 3.09m (13' 1" x 10' 2") A double glazed window, storage cupboard, radiator and carpet flooring.

Bedroom Two

3.28m x 3.09m (10' 9" x 10' 2") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.97m x 1.90m (9' 9" x 6' 3") A double glazed window, storage cupboard, radiator and carpet flooring.

Bathroom

2.06m x 1.66m (6' 9" x 5' 5") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

External

Front - A block paved driveway providing off road parking, double gates to side drive and garage and pebbled garden section.

Rear - A paved patio area, lawned garden and fenced borders.

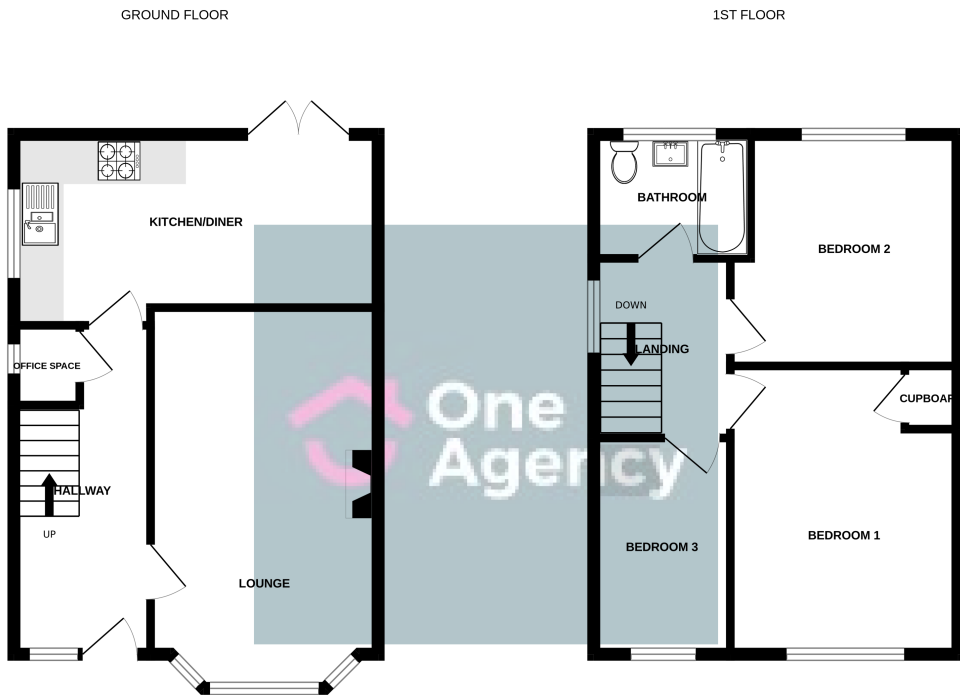
Detached Garage

5.83m x 2.53m (19' 2" x 8' 4") Up and over door and electric power.

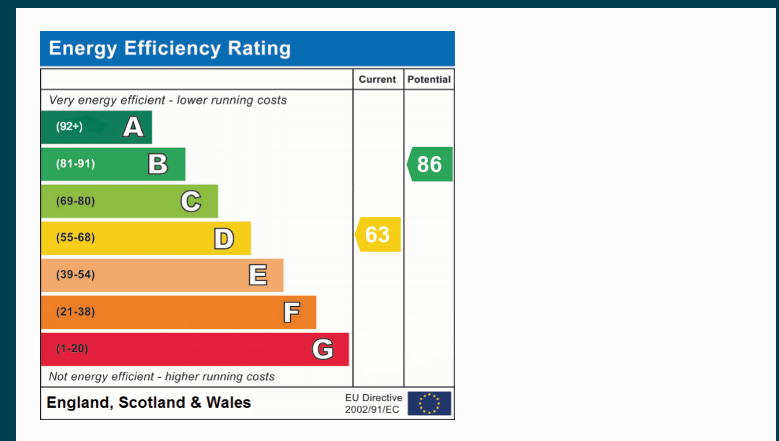
AGENTS NOTES

The council tax band is B. The local authority is Stoke-on-Trent.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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