



Boma Road,
Trentham



OneAgency

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£350,000

A mature large three bedroom semi-detached home sitting proudly on Boma Road in the much desired location of Trentham. The property benefits from stunning views to the rear! This property has been significantly improved by it's current owners since purchasing including a high specification kitchen, flooring throughout, newly installed wood burning stove, Bi-Fold doors in the lounge leading to the rear garden and has been improved overall to a very high standard whilst retaining it's original characterful features. The property boasts two double bedrooms (both with be-spoke fitted wardrobes), one of which has a recently re-fitted en-suite! Externally to the front the property has a recent tarmac driveway with off road parking for multiple vehicles, detached garage to the side and well established gardens with an array of fruit trees and mature plants, a block paved area for seating and lawned sections with fenced borders. Viewing is highly advised!





Ground Floor

Entrance Porch

2.07m x 1.03m (6' 9" x 3' 5") Entered through double UPVC front doors, storage space and tiled flooring.

Hallway

3.61m x 2.12m (11' 10" x 6' 11") Entered through a wooden front door, radiator and tiled flooring.

Lounge

4.69m x 3.41m (15' 5" x 11' 2") Bi-Fold doors to the rear garden, log burner and surround, radiator and wooden flooring.

Dining Room

3.65m x 3.43m (12' 0" x 11' 3") A double glazed bay window to the front with bespoke shutters, log burner and surround, radiator and wooden flooring.

Kitchen/Diner

5.62m x 2.10m (18' 5" x 6' 11") A high specification fitted kitchen with a range of grey base units with quartz marble effect worktop, ceramic Belfast inset sink basin with mixer tap, space for a double range over with gloss black extractor hood over, integrated wine chiller, dishwasher, space for a fridge/freezer, storage cupboard, two double glazed windows, UPVC door to the side and ceramic tiled flooring.

First Floor

Bedroom One

4.13m (plus fitted wardrobes) x 3.41m max (13' 7" x 11' 2") The master bedroom with en suite, double glazed window to the rear, radiator and carpet flooring. Be-spoke fitted wardrobes.

En Suite

2.14m x 2.10m (7' 0" x 6' 11") Recently fitted high quality suite comprising of a corner walk in shower unit, vanity hand wash basin with storage, low level w/c, chrome towel radiator, double glazed window and wooden flooring.

Bedroom Two

3.63m x 3.40m (11' 11" x 11' 2") A double glazed bay window to the front, fire feature, radiator and wooden flooring.

Bedroom Three

3.46m x 2.11m (11' 4" x 6' 11") A double glazed window to the front, radiator and carpet flooring.

Bathroom

2.31m x 2.09m (7' 7" x 6' 10") A white suite comprising of a bath with overhead shower unit, pedestal hand wash basin, low level w/c, storage space, radiator, double glazed window, part tiled walls and wooden flooring.

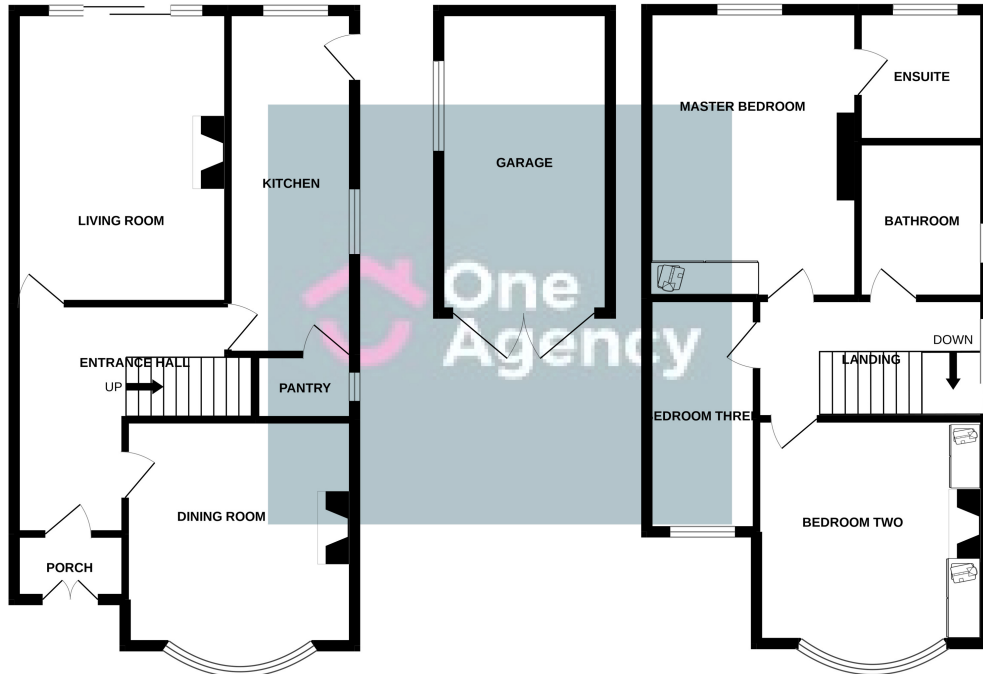
External

Front - A block paved driveway for off road parking for multiple vehicles, car port to the side leading to a detached garage with recent tarmac floor which has electric power.

Rear - A block paved area for seating leading to a well laid lawned section with plenty of space for a shed or greenhouse with shrubs and fenced borders.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D	66	80
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



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