



Hazeldene Road,
Trentham



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£259,500

This well-presented 3-bedroom semi-detached house offers a fantastic family living space, which is situated in the popular residential area of Trentham. The property features a generous driveway providing off-road parking and a single garage, offering ample storage space. On the ground floor, you'll find a welcoming living room that flows seamlessly into an open-plan kitchen/diner, ideal for family meals or entertaining guests, additionally, there's a useful utility room and a convenient WC. Upstairs, the property boasts three good-sized bedrooms, each offering plenty of natural light and space. The contemporary shower room completes the upstairs accommodation, offering a stylish and practical space. Outside, the property benefits from a rear garden, providing a private outdoor space ideal for relaxation or entertaining. Conveniently located close to local amenities, schools, and transport links. Viewing is recommended.





Ground Floor

Entrance Hall

Door to front, radiator, stairs to first floor

Living Room

Double glazed window to front, radiator

Kitchen / Diner

A mixture of wall, base and drawer units with breakfast bar, sink with drainer unit, integrated four ring gas hob with extractor fan above, integrated dishwasher, laminated timber worktops, double glazed window to rear, double glazed French doors to rear, radiator

Utility

Fitted worktop, space for washing machine and dryer, door with frosted glass and frosted double glazed window to side

WC

WC, wash hand basin, double glazed frosted window to side, radiator

Single Garage

Electric roller shutter door, door to kitchen, electrics



First Floor

Landing

Access to loft, airing cupboard, double glazed window to side

Shower Room

WC with integrated cistern, wash hand basin, shower cubicle, double glazed frosted window to side, heated towel rail

Bedroom One

Double glazed window to front, radiator, fitted wardrobes

Bedroom Two

Double glazed window to rear, radiator

Bedroom Three

Double glazed window to front, radiator

External

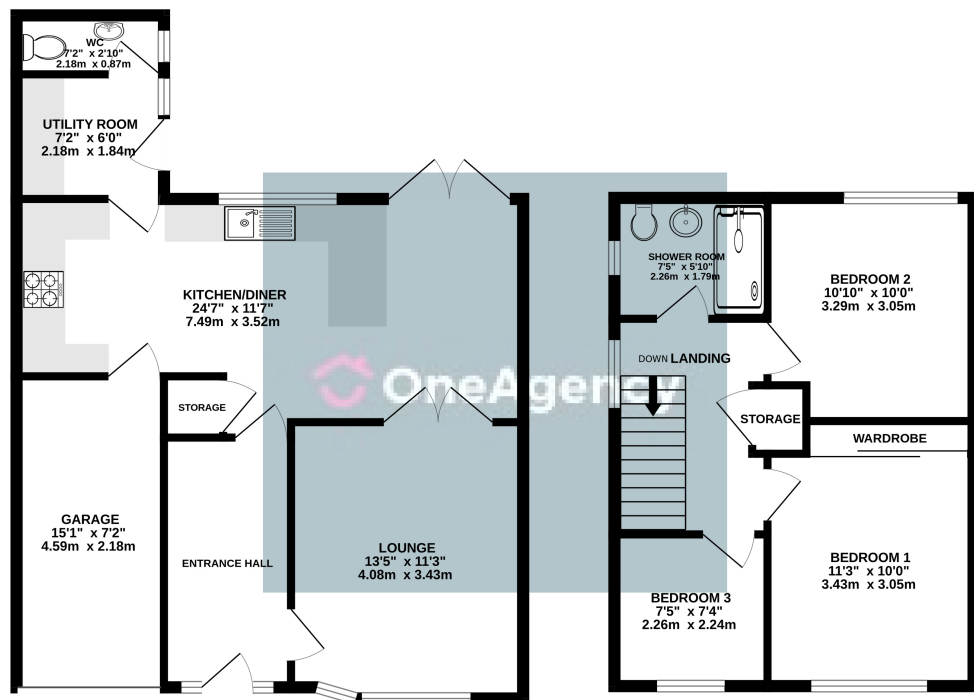
Driveway parking to front, enclosed rear garden with decking area, patio area and artificial turf

AGENTS NOTES

Stoke-on-Trent City Council - Council Tax Band B

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	Poten
Very energy efficient - lower running costs		
(92+)	69	83
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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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