



Brook Road,
Trentham



OneAgency

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Offers in Excess of £375,000

An extended semi-detached home in the highly desirable Brook Road, Trentham, benefiting from a superb mature rear garden with lawn and Indian Stone patio areas backing onto Longton Brook. Ideally situated close to the Trentham Estate, with its popular shopping village and gardens. The property briefly comprises: a stunning open-plan kitchen/dining/sitting/study space to the rear with direct garden access, separate living room, utility and cloaks. To the first floor are three double bedrooms (two with en-suites) plus a large family bathroom. Externally, there is ample off-road parking and a brick-built garage. A fantastic opportunity to acquire a versatile home in a prime location.





Entrance Hallway

Kardean flooring, door to front, stairs to first floor, radiator.

Open Plan Kitchen / Sitting / Dining / Study

Kardean flooring, two double glazed french doors to the rear, double glazed window to the rear, three radiators, fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, plumbing for dishwasher, extractor hood, under stairs storage area, integral wine fridge, Kardean flooring.

Living Room

Double glazed window to the front, contemporary inset gas fire, radiator, radiator.

Utility

Stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for dryer, fitted storage units. Kardean flooring.

Cloaks

WC, hand wash basin, double glazed frosted window to the front, radiator. Kardean flooring.

Landing

Access to loft, built in storage area.

Family Bathroom

Freestanding bath, WC, vanity wash hand basin, double glazed windows to the front and side. Kardean flooring.

Bedroom 2

Fitted wardrobe and storage units, radiator, double glazed window to the rear.

En Suite Shower Room

Shower cubicle with mains shower, WC and hand wash basin, double glazed window to rear, radiator. Kardean flooring.

Bedroom 1

Fitted range of wardrobes, radiator, double glazed window to the front.

En Suite Shower Room

Shower cubicle with mains shower, vanity wash hand basin, WC and radiator. Kardean flooring.

Bedroom 3

Double glazed window to the rear, radiator.

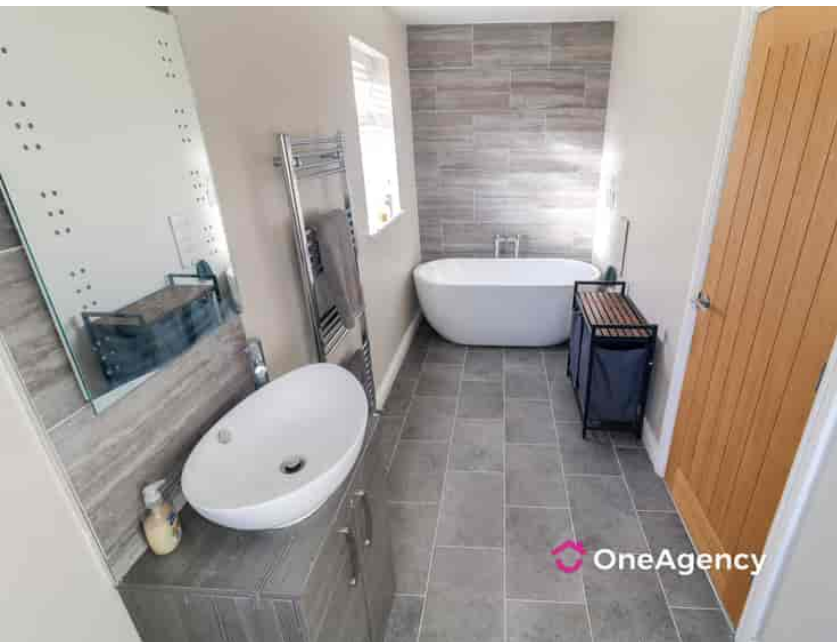
Outside

Ample off-road parking for multiple vehicles to the front, along with a brick-built garage that houses the boiler system.

A very large, established rear garden featuring Indian stone seating areas and a sizeable lawn that extends down to Longton Brook at the rear, with additional rear access to the garage.

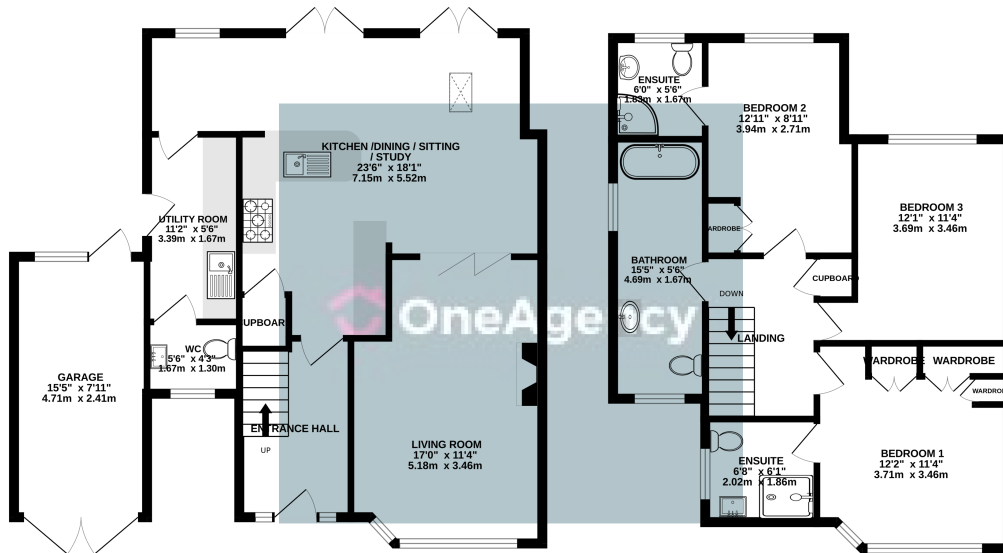
Agents Notes

Stoke-on-Trent Council Tax Band C

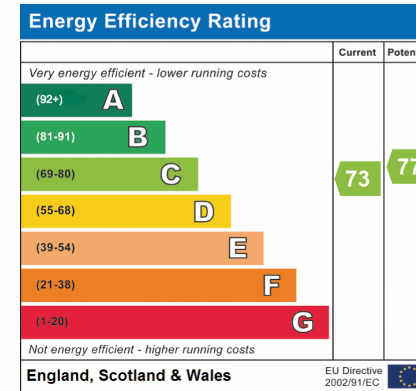


GROUND FLOOR

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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