

**£269,950**

**27 Belvoir Avenue, Trentham, ST4 8SY**



- ATTRACTIVE DETACHED HOUSE
- FOR SALE WITH NO UPWARD CHAIN
- TWO BEDROOMS

- TWO RECEPTION ROOMS
- MODERN KITCHEN & SHOWER ROOM
- LOVELY QUIET CUL-DE-SAC

- PRIVATE REAR GARDEN
- DETACHED GARAGE & DRIVEWAY
- POPULAR TRENTHAM LOCATION

**FOR SALE WITH NO UPWARD CHAIN.** This pretty, detached house offers two double bedrooms, two reception rooms & stylish interiors - located at the head of a quiet cul-de-sac in the popular area of Trentham. Walking distance to Trentham Gardens, Trentham Golf Club, local shops, bars and public transport. Viewing highly recommended.

# Belvoir Avenue, Trentham, ST4

## ENTRANCE HALLWAY

Large entrance hallway that is bright and airy, with doors off to the kitchen and into the lounge. Pale grey wood-effect flooring that flows throughout the ground floor. Space for home-office in this generously proportioned open-plan hallway. Useful under-stairs storage cupboard. Stairs off to the first floor accommodation. Wall mounted radiator.

## LOUNGE

*5.10m x 3.15m (16'9" x 10'4")*

Spacious and bright with large bay window overlooking the lovely front garden and a second window overlooking the side of the property. Both have stylish plantation-shutters. Feature-wall of modern blue, with white walls complementing and the grey wood-effect flooring completes the modern decor. Wall mounted radiator, central fireplace housing electric fire.

## DINING AREA

*3.60m x 2.48m (11'10" x 8'2")*

A peaceful space overlooking the rear garden, with UPVC double glazed sliding patio doors leading out onto the patio. This room offers multiple, various uses as a formal dining room, a second reception area or music room. Wood-effect flooring in pale grey, against modern white painted walls. Stairs off to the first floor accommodation.

## KITCHEN

*2.60m x 2.45m (8'6" x 8'0")*

Range of fitted wall and base units in natural-stone colour, with composite worktop in pale cream with a hint of gold. Composite sink-and-a-half with drainer, space and plumbing for washing machine, space for fridge, integrated electric oven and induction hob with extractor above. Dual aspect UPVC double glazed windows with views over the rear garden and side of the property. Cupboard housing wall mounted gas fired boiler.

## STAIRS AND LANDING

Stairs rise up from the hallway area, adjacent to the dining room, to the first floor accommodation. Fitted carpet. Landing with large airing cupboard for useful storage, and doors off to the two bedrooms and shower room.

## BEDROOM ONE

*4.15m x 3.20m (13'7" x 10'6")*

A bright, spacious double room with fitted carpet, wall mounted radiator, UPVC double glazed window with plantation shutters. Characterful - with the high ceiling height creating a feeling of Swiss-chalet style! Lovely views from the window overlooking the greenery at the end of Belvoir Avenue.

## BEDROOM TWO

*3.15m x 2.60m (10'4" x 8'6")*

A second double room with tile-effect flooring, wall mounted radiator and UPVC double glazed window overlooking the pretty rear garden. Plantation shutters add a touch of style to the UPVC double glazed window. An excellent guest room or child's room.

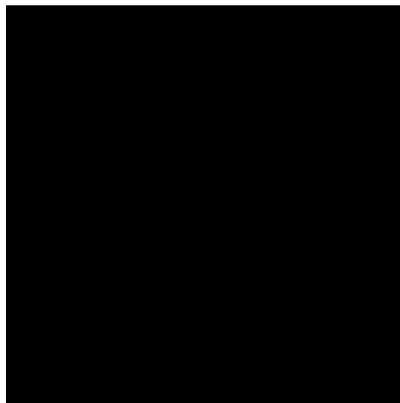
## SHOWER ROOM

*1.85m x 1.60m (6'1" x 5'3")*

Warm cream coloured stone-effect tiling to the walls and floor give this shower room a touch of luxury. Curved shower cubicle with electric shower, wash hand basin set above vanity unit, wc and wall mounted heated chrome towel rail. UPVC double glazed frosted-glass window.

## OUTSIDE AREAS

The property is located at the end of Belvoir Avenue, which is a quiet cul-de-sac with pretty green space leading to canal walks and the pleasant environment of the surrounding estate & this part of Trentham, close to Barlaston Road. The property has a lawned front garden with shrubs and perennials in the borders, whilst to the rear is a private lawned garden, with patio area and detached single garage. The property has a driveway that can accommodate a number of parked cars with ease, whilst the rear garden is private and secure - perfect for dog owners! A lovely home that offers canal-side walks, easy to maintain gardens and a peaceful, stylish interior.

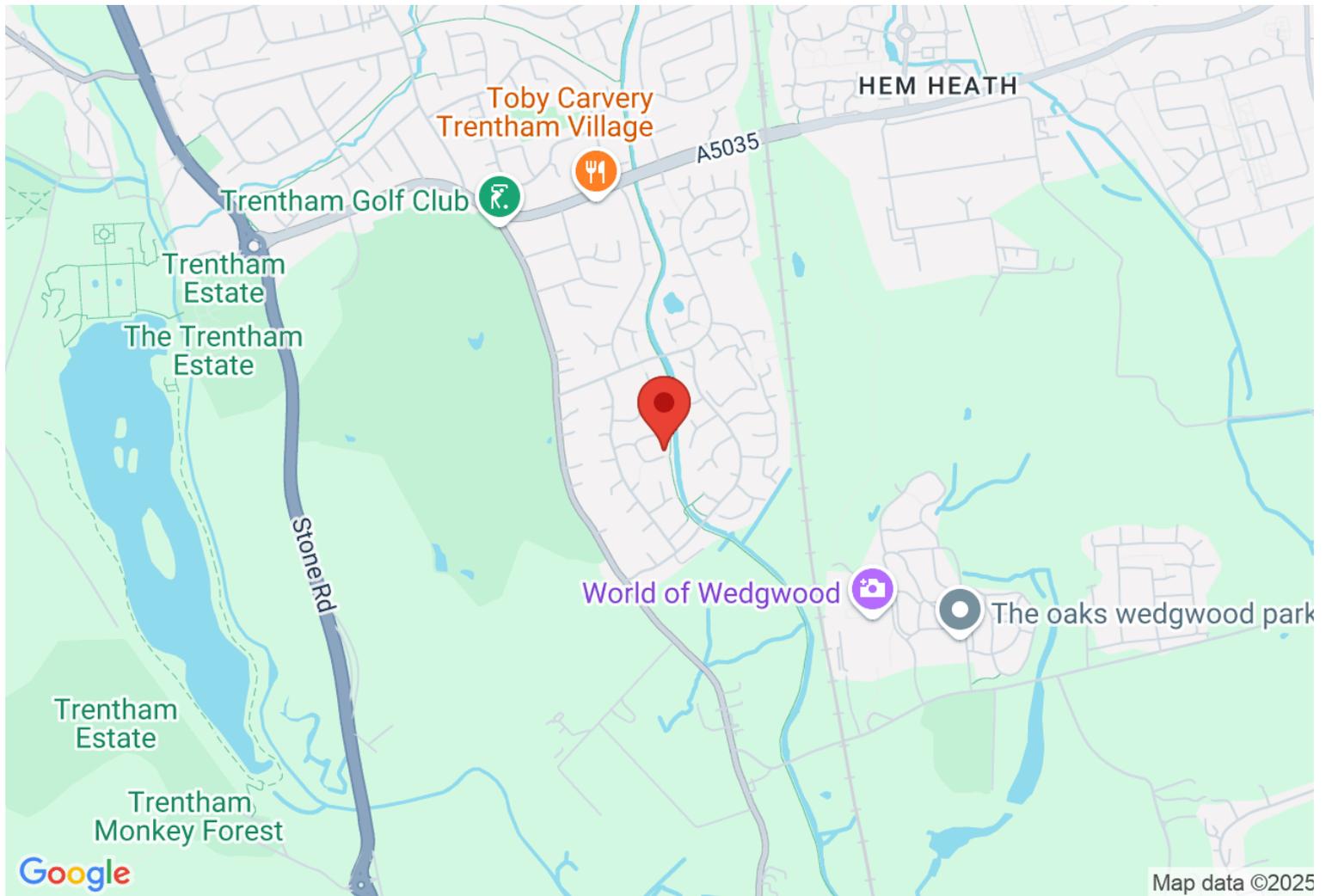








## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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