

**£210,000**

**46 Meadow Lane, Trentham**



- NO UPWARD CHAIN!
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOM SEMI
- DRIVEWAY PARKING
- ATTACHED GARAGE
- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN
- UTILITY ROOM

A lovely three bedroom semi-detached house located in Trentham. Situated in Meadow Lane, this home is ready to be loved by you. With three bedrooms, a spacious lounge area, kitchen, utility room, and beautiful garden space to the front and rear. Driveway providing off road parking and attached garage. Call us to book your viewing now!

# 46 Meadow Lane, Trentham

## HALLWAY

11'11" x 5'9" (3.63m x 1.75m)

A spacious hallway leading to the lounge, kitchen, and stairs to first floor. Fitted carpets, central heating radiator, UPVC front door and windows.

## LOUNGE

24'2" into bay x 12'9" (7.37m x 3.89m)

A lovely bay fronted lounge area with dual aspect offering lots of light through this room. The sliding patio door to the back of the room leads into the enclosed rear garden. Gas fireplace, two central heating radiators, fitted carpets.

## KITCHEN

9'9" x 8'5" (2.97m x 2.57m)

With a range of wall and base units offering lots of storage space, sink unit, vinyl flooring with a mix of tiled and painted walls. Central heating radiator. Under stair cupboard area for extra storage. Access through into the utility area and attached garage. UPVC windows.

## UTILITY AREA

8'7" x 7'9" (2.62m x 2.36m)

A perfect space for fridge/freezer, washing machine, tumble dryer. Access through to the rear garden and to the garage.

## STAIRS AND LANDING

Fitted carpet leading to the bathroom and three bedrooms. Storage cupboard containing the water tank.

## BATHROOM

7'9" x 5'6" (2.36m x 1.68m)

Low level W/C, pedestal sink, panelled bath with electric shower attached to the wall. Fitted carpet. UPVC window. Central heating radiator. Tiled walls.

## MASTER BEDROOM

11'2" x 11'0" (3.40m x 3.35m)

Storage area. Fitted carpet, UPVC window, central heating radiator.

## BEDROOM TWO

11'0" x 8'6" (3.35m x 2.59m)

Storage area. Fitted carpet, UPVC window, central heating radiator.

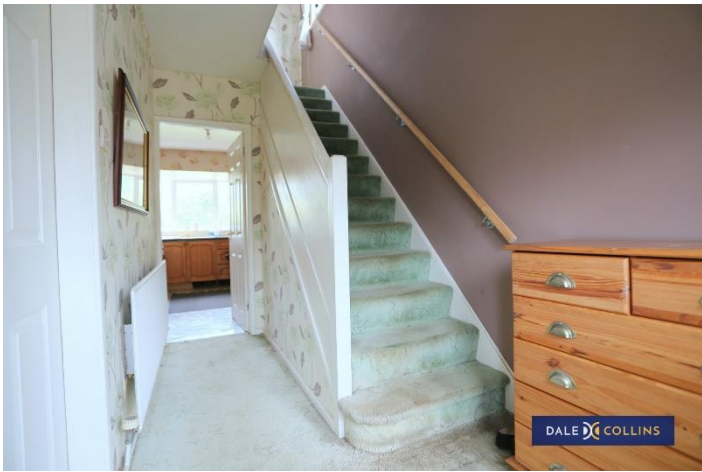
## BEDROOM THREE

7'9" x 6'5" (2.36m x 1.96m)

Fitted carpet, UPVC window and central heating radiator.

## EXTERNALLY

Driveway to the front for off road parking, beautiful planted area with attached garage. Access from inside the property and at the front. To the rear there is a lovely patio area as well as a lawn area bordered with plants, the fencing makes this garden an enclosed space to enjoy.







**Location: ST4 8DJ**



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

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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