

**£295,000**

**7 John Bradbury Place, Trentham**



- DETACHED HOUSE
- GREAT LOCATION
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- GROUND FLOOR WC
- KITCHEN/DINER
- PARKING
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL!

**NEW TO THE MARKET!** An exceptionally well presented three bedroom detached house on the popular residential development that is Trentham Manor Estate. With convenient access to local amenities and excellent connectivity to nearby towns and major road networks including the A50, A500, and M6. Spacious accommodation includes: Hallway, ground floor WC, lounge, kitchen/diner, three bedrooms, en-suite and family bathroom/WC. Off road parking to the front with enclosed garden to the rear. Viewing is highly recommended! No upward chain!

# 7 John Bradbury Place, Trentham

## HALLWAY

Composite door, laminate flooring, central heating radiator.

## GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, laminate flooring.

## LOUNGE

17'1" x 10'2" (5.21m x 3.10m)

Fitted carpet, uPVC double glazing, two central heating radiators.

## KITCHEN/DINER

17'1" x 9'2" (5.21m x 2.79m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob, electric double oven and extractor. Integrated dishwasher, fridge and freezer. uPVC double glazing, central heating radiator, laminate flooring, Combi boiler, uPVC French doors to rear garden. Store/utility which has plumbing for a washing machine and space for tumble dryer.

## FIRST FLOOR

### LANDING

Fitted carpet, store, access to loft.

### BEDROOM ONE

12'2" *narr to* 9'10 x 9'1" (3.71m x 2.99m x 2.77m)

Fitted carpet, central heating radiator, built-in wardrobe, uPVC French doors with Juliette balcony

### EN-SUITE SHOWER ROOM/WC

9'1" x 4'6" (2.77m x 1.37m)

Shower cubicle, pedestal wash hand basin, low level WC, vinyl flooring, central heating towel radiator, uPVC double glazing.

### BEDROOM TWO

10'2" *max* x 9'11" (3.10m x 3.02m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobe.

### BEDROOM THREE

10'2" x 6'10" (3.10m x 2.08m)

Fitted carpet, central heating radiator, uPVC double glazing.

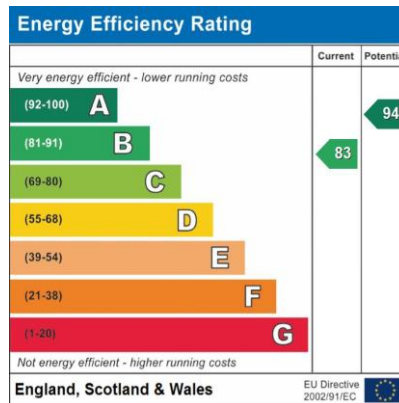
### FAMILY BATHROOM/WC

7'1" x 6'1" (2.16m x 1.85m)

Panelled bath with shower over and screen, low level WC, pedestal wash hand basin, vinyl flooring, central heating towel radiator, uPVC double glazing.

### EXTERNALLY

Front garden adjoined by a driveway providing parking. Paved side access to the enclosed garden to the rear.







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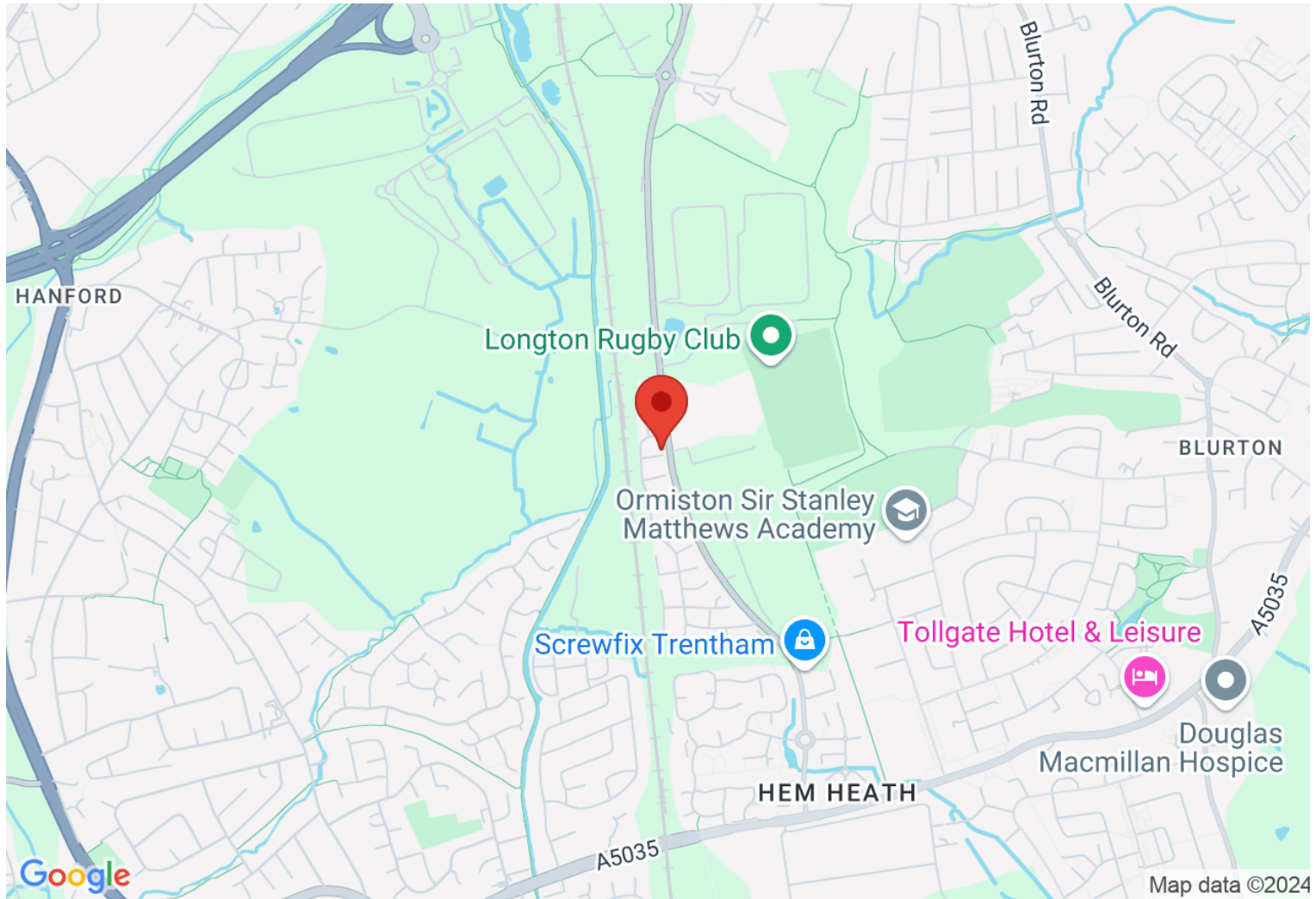








**Location: ST4 8ZQ**



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

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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