

£180,000

226 Trentham Road, Dresden



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- THRU LOUNGE/DINER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL FOR FTB
- CLOSE TO LONGTON PARK
- VIEWING RECOMMENDED!
- NO UPWARD CHAIN!

A handsome traditional semi-detached house in a sought after and convenient location within reach of the Town centre and Longton Park. The properties features include gas central heating, double glazing, three bedrooms and ground floor W.C. Ideal for first time buyers. Car owners will be pleased that there is plenty of road parking. To be sold with the advantage of no upward chain! Viewing is essential!

226 Trentham Road, Dresden

HALLWAY

uPVC door, central heating radiator, fitted carpet, storage cupboard.

LOUNGE

11'5" x 11'0" (3.48m x 3.35m)

Fitted carpet, fireplace with electric fire, uPVC bay window, central heating radiator.

DINING ROOM

13'0" x 11'1" (3.96m x 3.38m)

Fitted carpet, central heating radiator, uPVC French doors.

KITCHEN

14'1" max x 5'9" (4.29m x 1.75m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob, electric double oven and extractor. Pantry, uPVC double glazing, vinyl flooring.

REAR HALLWAY

uPVC door, utility, store housing boiler, vinyl flooring.

GROUND FLOOR WC

Low level WC, wash hand basin, uPVC double glazing, vinyl flooring.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, uPVC double glazing, access to loft.

BEDROOM ONE

10'4" x 8'5" to robes (3.15m x 2.57m)

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

BEDROOM TWO

10'8" x 8'5" to robes (3.25m x 2.57m)

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

BEDROOM THREE

6'10" x 6'9" (2.08m x 2.06m)

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

SHOWER ROOM/WC

6'8" x 6'11" (2.03m x 2.11m)

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

EXTERNALLY

Paved driveway to the front providing ample off road parking. Paved rear garden with detached garage, shed and external cold water supply.







Location: ST3 4EH



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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.