DALE COLLINS

£285,000 29 Jonathan Road, Trentham



- **DETACHED HOUSE**
- THREE BEDROOMS
- **FAMILY BATHROOM**
- GROUND FLOOR SHOWER ROOM
 COMBI BOILER
- UTILITY
- INTEGRAL GARAGE
- UPVC DOUBLE GLAZING
- NO UPWARD CHAIN!

A splendid detached house in a prestige location at popular Trentham. Situated close to some excellent local amenities as well as having easy access to the A34, A50 and M6. The generously proportioned home comprises a 21ft lounge/diner, kitchen, GF shower room/WC, utility and on the first floor three good bedrooms and family bathroom/WC. The property benefits from gas central heating and uPVC double glazing. A driveway provides ample parking and leads to an integral garage. There is a lovely enclosed family garden to the rear offering a good degree of privacy. No upward chain!

29 Jonathan Road, Trentham

PORCH

uPVC door, tiled floor.

HALLWAY

Fitted carpet, central heating radiator.

LOUNGE

21'5" x 12'10" Narr to 10'11 (6.53m x 3.91m x 3.33m)

Fitted carpet, uPVC double glazed bow window, fireplace with fitted gas fire, uPVC patio door.

KITCHEN

8'1" x 8'6"+ door opening (2.46m x 2.59m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated electric hob with electric double oven and extractor. Integrated dishwasher, fridge and freezer. uPVC double glazing, central heating radiator, vinyl flooring, under stairs store.

REAR HALLWAY

Tiled floor, privacy door to garage.

GROUND FLOOR SHOWER ROOM/WC

7'5" x 3'10" (2.26m x 1.17m)

Shower cubicle, low level WC, pedestal wash hand basin, central heating towel radiator, tiled floor

UTILITY

7'1" x 7'2" (2.16m x 2.18m)

Stainless steel sink unit with cupboards below, working surfaces. Plumbing for washing machine, space for tumble dryer. Combi boiler, central heating radiator, uPVC double glazing, tiled floor.

FIRST FLOOR

LANDING

Fitted carpet, uPVC double glazing, access to loft, store.

BEDROOM ONE

10'2" x 9'9" (3.10m x 2.97m)

Fitted carpet, central heating radiator, uPVC double glazing.

BEDROOM TWO

12'5" x 8'10" (3.78m x 2.69m)

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

BEDROOM THREE

9'5" x 6'8" max (2.87m x 2.03m)

Fitted carpet, central heating radiator, uPVC double glazing.

BATHROOM/WC

6'8" x 5'5" (2.03m x 1.65m)

Panelled bath with shower over and screen, low level WC, pedestal wash hand basin, central heating radiator.

EXTERNALLY

Front garden adjoined by a brick block driveway leading to an integral garage. Enclosed rear garden featuring paved patio, lawn and borders.

































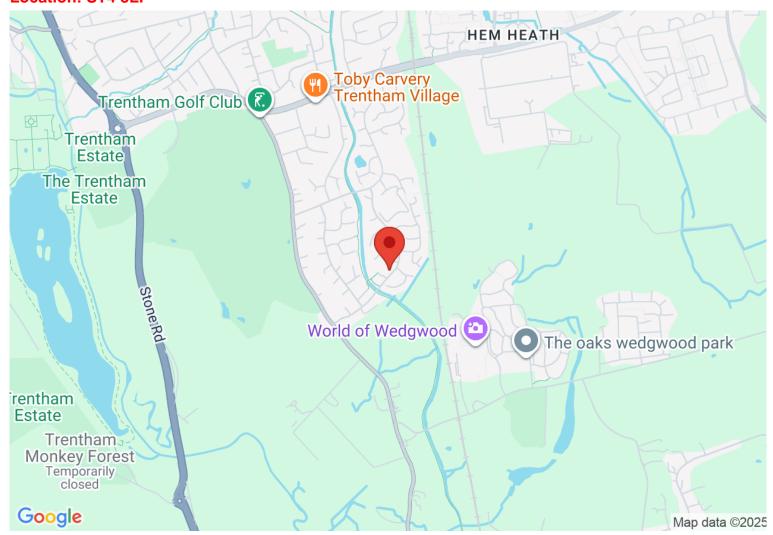








Location: ST4 8LP



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 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.