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the best move you'll make

Estate Agents

Letting and Management Specialists



88 New Inn Lane, Trentham, Stoke-On-Trent, ST4 8EX

£200,000

- Refurbished And Extended
- Open Plan Living Space
- Modern Bathroom
- Bi-fold Patio Doors Into The Garden
- New Roof
- Fitted Kitchen With Island
- Landscaped Gardens
- Fantastic Property!

A property of extremely high quality!

Refurbished and extended, this property is fantastic. The main feature being the large open plan living space on the ground floor which includes a lounge area, kitchen with island and integrated appliances and bi-folding doors! The refurbishment scheme included: new roof, new heating system, full rewire, new windows & doors. The owners will even be leaving a RING cctv system. The EPC is C rating too!

Upstairs the property has two double bedrooms and a fully tiled, modern bathroom with shower over the bath. The outside of the property is in the process of being landscaped to include gravel borders and seeded lawns.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Double glazed window. Fitted carpet.

LOUNGE

12'11 x 10'8 (3.94m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed window.

OPEN PLAN KITCHEN AND DINING AREA

19'10 x 13'3 (6.05m x 4.04m)

Modern range of fitted wall cupboards and base units with an island and quartz worktops. Many integrated appliances: five ring gas hob, two ovens, microwave oven, dryer, washer, dishwasher, wine fridge, drinks fridge and double fridge freezer with water dispenser. Two radiators. Bi-fold patio doors. UPVC lantern light. Composite external door. Under stairs storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

10'11 x 10'2 (3.33m x 3.10m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral cupboard.

BEDROOM TWO

8'11 x 7'11 (2.72m x 2.41m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

5'10 x 5'10 (1.78m x 1.78m)

Tiled floor and walls. White suite with shower and screen over the bath, wash basin and wc. UPVC double glazed window. Heated towel rail radiator. Spotlights. Extractor fan.

OUTSIDE

There is an enclosed front garden with double gates.

To the rear there is a gravelled seating area with a seeded grass lawn.





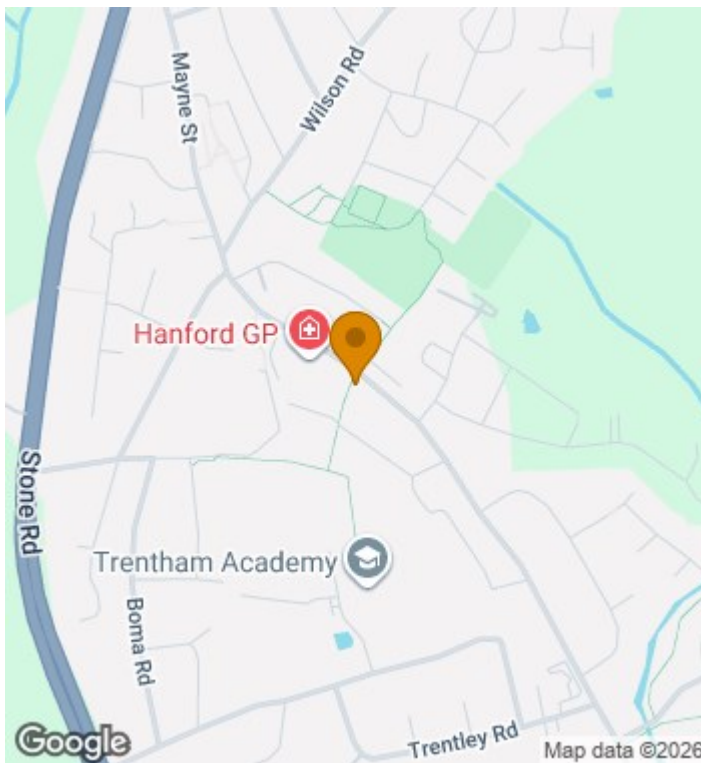
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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