

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



100 Constance Avenue, Trentham, Stoke-On-Trent, ST4 8XJ

Offers In Excess Of

£170,000

- Beautifully Presented
  - Two Bedroom
  - Conservatory
  - No Chain!
- Desirable Trentham Location
  - Impressive Staircase
  - Off Road Parking

Discover modern living at its finest with this beautifully presented 2-bedroom semi-detached house in the sought-after area of Trentham.

From the moment you step inside, you'll be greeted by the elegant herringbone-style flooring in the lounge, adding a touch of sophistication to the home. The standout glass balustrade staircase enhances the contemporary feel and creates a sense of space and light throughout. Enjoy the additional living space in the bright conservatory, perfect for relaxation or entertaining guests.

The exterior is equally impressive, with a tarmac driveway at the front providing off-road parking. Located in a desirable area, this property combines style, comfort, and convenience—perfect for first-time buyers or those looking to downsize.

Don't miss your chance to view this stunning home! For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed front door. Frosted glass window. Herringbone style flooring. Useful coat/storage cupboard.

### LOUNGE

16'6 x 12'6 (5.03m x 3.81m)  
UPVC double glazed front window. Radiator. Herringbone style flooring. Impressive staircase with glass balustrade. Under stairs storage.

### KITCHEN

12'6 x 6'9 (3.81m x 2.06m)  
Tiled flooring. Range of wall cupboards and base units in white with an electric oven and hob. Plumbing for washing machine. Single glazed internal window. Stable type door into the...

### CONSERVATORY

8'4 x 7'2 (2.54m x 2.18m)  
UPVC double glazed windows and external door. Radiator. Herringbone style flooring.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'6 x 9'0 (3.81m x 2.74m)  
Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'6 x 6'10 (3.81m x 2.08m)  
Fitted carpet. Radiator. UPVC double glazed window. Sliding mirrored wardrobes.

### BATHROOM

7'9 x 4'8 (2.36m x 1.42m)  
White suite. Panelled bath with shower over and wash basin. Chrome heater towel rail radiator. Tiled walls. UPVC double glazed window. Vinyl flooring. Spotlights.

## OUTSIDE

There's a tarmac drive suitable for two cars at the front of the house and an enclosed garden with a paved patio area and raised lawn to the rear.





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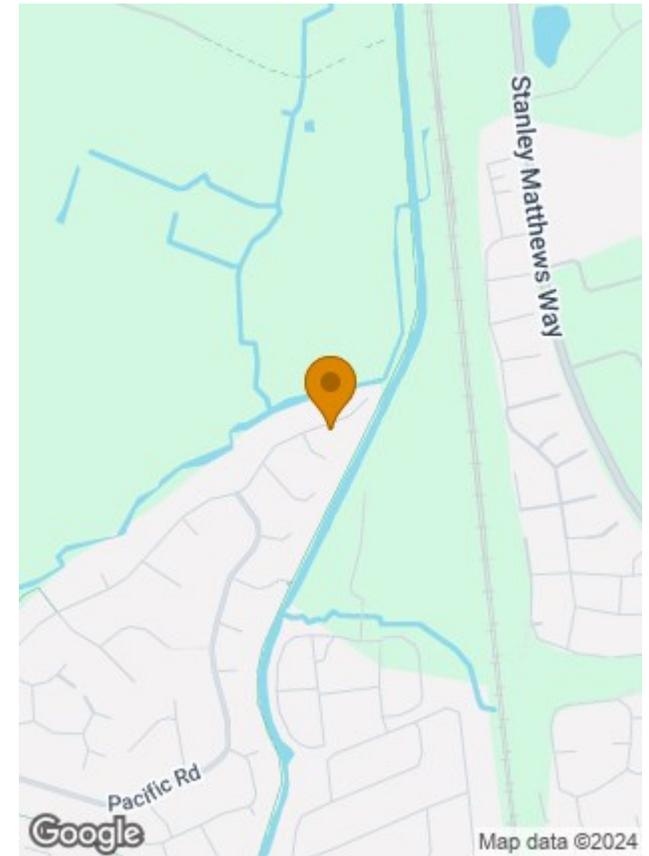


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

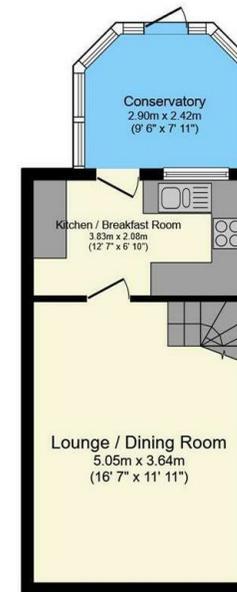
Tenure - Freehold

Council Tax Band - B

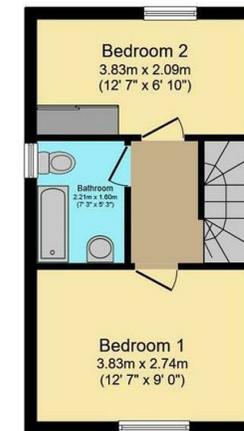


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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

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