

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Margaret Avenue, Trentham, Stoke-On-Trent, ST4 8EE

£240,000

- Three Bedrooms
- Kitchen With Dining Area
- Garage
- Combi Boiler
- No Chain
- Block Paved Drive
- UPVC Double Glazing
- Excellent Potential

A brilliant opportunity to purchase a traditional three bedroom semi-detached home in Trentham, offered with no onward chain!

You are welcomed into the property through a bright entrance hall and you will see this mature property is generous in proportion and offers excellent potential for modernisation. The property is already equipped with UPVC double glazing and a modern gas combi-boiler, the rest is up to you!

There are three bedrooms and a family bathroom located upstairs and the ground floor is equally well-proportioned. We love the open-plan kitchen with dining area and sliding patio doors lead out into the South-West facing rear garden.

An immaculate block paved driveway leads from the front of the property to the side and under the car port. Practicality is not overlooked either with downstairs WC, garage and various storage spaces.

The location speaks for itself in a quiet residential area just walking distance from popular local schools and shops, this is not one to be missed!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double doors. Quarry tiled flooring.

ENTRANCE HALL

Tiled flooring. Two radiators. Timber front door with glass panels and side windows. Stairs to the first floor.

LOUNGE

16'8 x 9'2 (5.08m x 2.79m)

Fitted carpet. Two radiators. UPVC double glazed bay window. Feature fireplace with gas fire.

OPEN PLAN KITCHEN DINER

17'4 x 9'11 (5.28m x 3.02m)

Range of wall cupboards and base units with peninsula. Plumbing for washing machine and dishwasher. Space for gas cooker and fridge freezer. Tiled feature fireplace. Quarry tile flooring. UPVC double glazed window. UPVC double glazed sliding patio doors. Two radiators. Under stairs pantry with UPVC double glazed window and shelving.

CLOAKS/WC

Tiled flooring. UPVC double glazed window. Wc.

REAR HALL

Vinyl tile flooring. UPVC double glazed external door. Cupboard containing the Baxi combi boiler (12 months old).

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Hand rail and balustrade. Access to the loft.

BEDROOM ONE

16'0 x 9'0 (4.88m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'7 x 8'0 (2.92m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'11 x 6'2 (2.11m x 1.88m)

White suite with electric shower over the bath, wash basin and wc. Fully tiled walls. Vinyl flooring. Towel cupboard. UPVC double glazed window. Radiator.

OUTSIDE


The rear garden is south west facing and comprises a paved patio area and steps down to the lower lawn. There is also a timber garden shed.

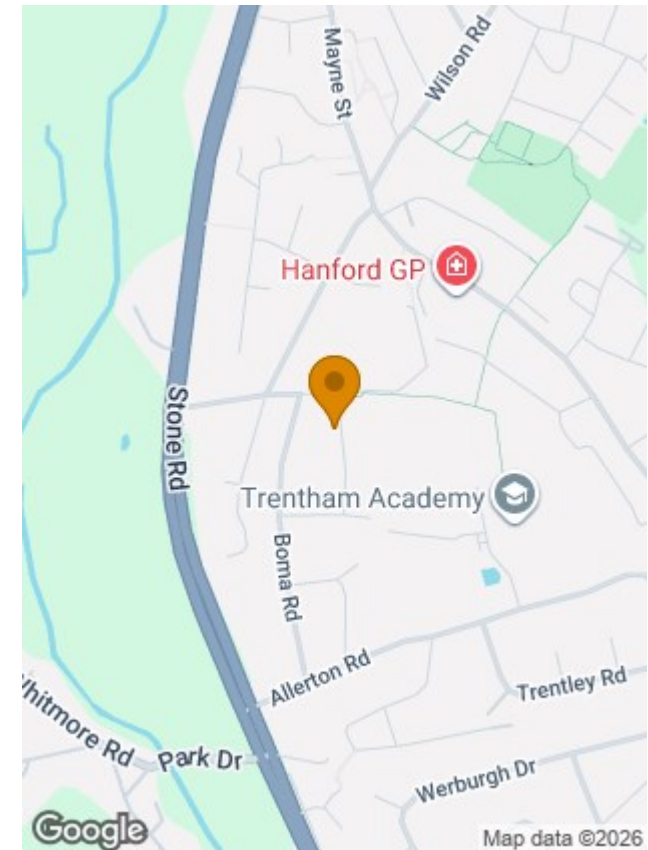
The front garden is lawned with mature shrubs and a palm tree border. There is a block paved driveway to the front and side of the property leading to a covered car port and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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