

£230,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



3

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5 REASONS WHY WE LOVE THIS HOUSE:

1

Beautifully presented and colourful throughout!
A great family home! Ready to move in!

2

Great 3-bedroom semi with bright and spacious accommodation throughout.

3

Extended at the rear to create a huge open plan kitchen/diner/family room as well as spacious utility, downstairs WC and study.

4

Gorgeous flowery front garden with parking space at the front and a private rear garden that isn't directly overlooked.

5

Easy access to commuter links and walking distance to schools, Trentham Gardens leisure facilities and two stunning golf courses on your doorstep.



EPC: D

Trentham
106, Meadow Lane, Staffordshire, ST4 8DJ

01785 814917
stone@jamesdupavey.co.uk



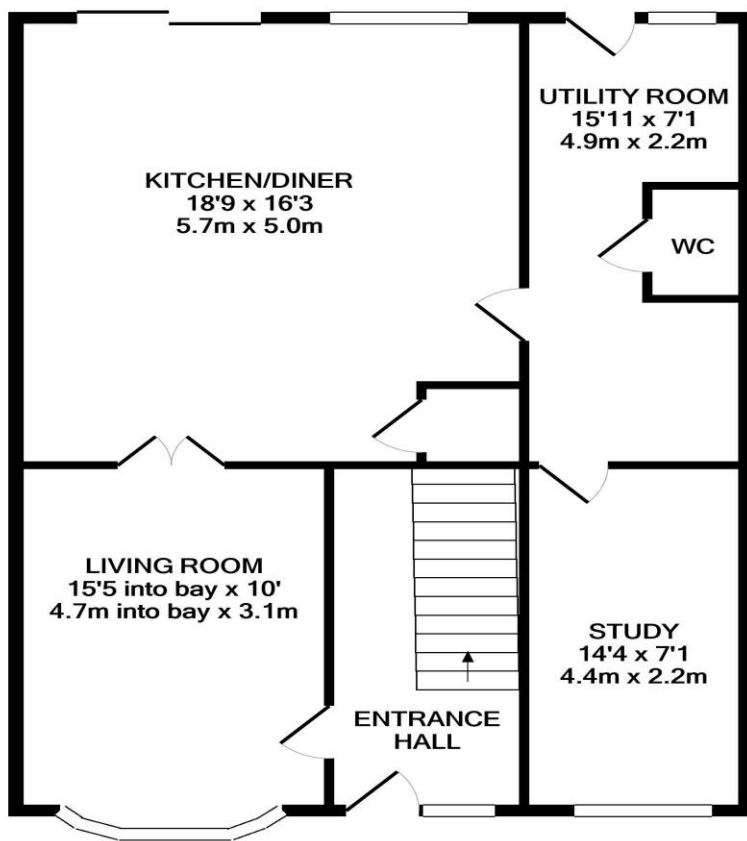
If you follow the flowery garden to the front door, you'll find a family home full of character and waiting for even more love!!! Having been extended this property has a great position, sitting in a popular area of Trentham with superb commuter links and within walking distances to schools, Trentham Gardens facilities and two spectacular golf courses providing a range of green spaces on your doorstep. This family home is beautifully presented throughout, ready to move in straight away and offers generous living spaces. As you enter you'll find a welcoming entrance hall with a glazed door to your left leading into a bright colourful lounge containing a marble fireplace. As you carry on through the lounge and past the french doors, the brightness and colours continue as you step into an open plan spacious kitchen/diner/family room which contains a splash back designed by a local artist and is the definition of the perfect social space for your family. As you carry on through you'll find a cloakroom area, utility, downstairs WC and study which completes the ultimate package to cater your needs. From the open plan reception room, swing back round towards the entrance hall leading to the stairway where you can climb up to discover what more this property has to offer. As you reach the landing you'll find two double bedrooms with plenty of wardrobe space, a further single bedroom and main family

bathroom with a shower head over the bath. Externally the rear garden is full of colour, green space, an outside sitting area with a garden shed which is easily accessible from the property through patio doors and a single door from the utility at the rear of the property. Follow your heart to the phone and call 01785 814917 to secure your viewing.

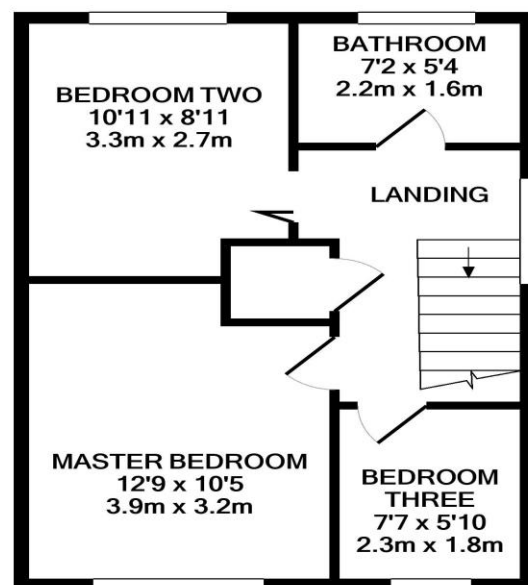
Directions

From our Stone office head south-east on Christchurch Way/A520 towards Mill Street and turn right onto Crown Street/A520. Take the slight left onto Newcastle Street/B5027 and then follow the A34 to Longton Road/A5035 in Stoke-on-Trent. At the Trentham Gardens roundabout, take the third exit onto Longton Road/A5035 and turn left onto Meadow Lane where the property can be found as indicated by our for sale board.





GROUND FLOOR



1ST FLOOR

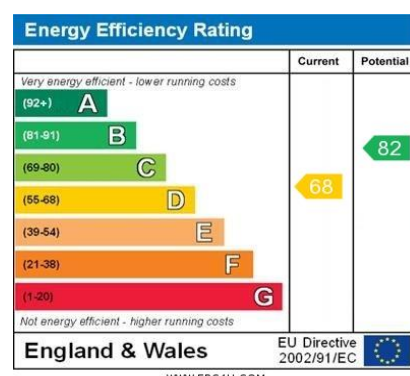
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure: Freehold –

Council Tax Band: B

Notes:



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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavay Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavay Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavay Estate Agents. RPUK Ltd pay James Du Pavay 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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