



Trentham Road, Stoke-On-Trent, ST3 3DH.  
Offers in Excess of £200,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Trentham Road, Stoke-On-Trent, ST3 3DH.

This two double bedroom semi detached property is in need of some modernisation, boasting an open plan living room / dining room, impressive 18.8 ft breakfast kitchen, conservatory, detached garage and sizable plot. Situated on Trentham Road the property is ideally situated for Longton train station, the A50 Uttoxeter Road and Longton Park, while also offering great commuting links to Ashbourne, The Potteries, Newcastle-Under-Lyme and Stone.

You're welcomed into the property via the porch leading to the spacious hallway giving access to the living room / dining room, with a gas fire, bay window and ample room for living/ dining furniture. A extended kitchen offers, units to the base and eye level, gas cooker point, stainless steel sink with drainer, plumbing for a washing machine, breakfast bar and access to the UPVC double glazed conservatory.

To the first floor are two double bedrooms with fitted wardrobes and bathroom comprising of a panelled bath, lower level WC and vanity wash hand basin.

Nestled on a good sized plot the property has ample off road parking to frontage on a gravel driveway providing parking for several vehicles and leads to the garage. To the rear has an area laid to lawn, stone flagged patio, fenced boundaries and large timber shed.

Offered to the market with no upwards chain, a viewing comes highly recommended.

### Situation

Longton is one of the six towns which amalgamated to form the county borough of Stoke-on-Trent in 1910, along with Hanley, Tunstall, Fenton, Burslem and Stoke-upon-Trent. Longton is served by a railway station and is ideally situated for commuting via the A50.

Secondary schools in the area include St Thomas More Catholic Academy and Stoke Studio College. There are many local retail stores and the Longton Exchange.



### Entrance Porch

Wood glazed window to the front and rear and door to the side.

### Entrance Hallway

Stairs to the first floor, wood glazed window to the rear and side, gas heater, storage cupboard.

### Dining Room 10' 5" x 12' 2" (3.18m x 3.72m)

Wood double glazed bay window to the front elevation, electric radiator.

### Living Room 13' 6" x 12' 2" (4.11m x 3.72m)

Wood double glazed bay window to the front elevation, gas fire.

### Kitchen 8' 6" x 18' 8" (2.58m x 5.68m)

Units to the base and eye level, stainless steel sink, electric cooker point, breakfast bar, space for free standing fridge/freezer, plumbing for washing machine, Upvc double glazed window to the side elevation, partly tiled, gas heater.

### Conservatory 9' 4" x 9' 0" (2.84m x 2.74m)

Upvc double glazed windows to the side and rear, doors to the rear, gas heater.

## First Floor

### Landing

Gas heater, Upvc double glazed window to the rear.

### Bedroom One 12' 6" x 11' 9" (3.81m x 3.57m)

Built in wardrobes, Upvc double glazed window to the front elevation.

### Bedroom Two 10' 6" x 12' 5" (3.19m x 3.78m)

Upvc double glazed window to the front elevation, electric radiator, fitted wardrobes and overhead storage.

### Bathroom 6' 11" x 8' 8" (2.11m x 2.64m)

Electric radiator, low level WC, vanity wash hand basin, panel bath, immersion heated tank, two Upvc double glazed windows to the rear, partly tiled.

### Outside

Externally to the front is a gravel driveway, fenced boundaries. To the side, gated access with gravel area, concrete sectional garage.

### Garage 19' 2" x 10' 0" (5.85m x 3.05m)

Up and over door.

### Rear

Patio area, fenced and hedged boundaries, area laid to lawn.



Note:  
Council Tax Band: C

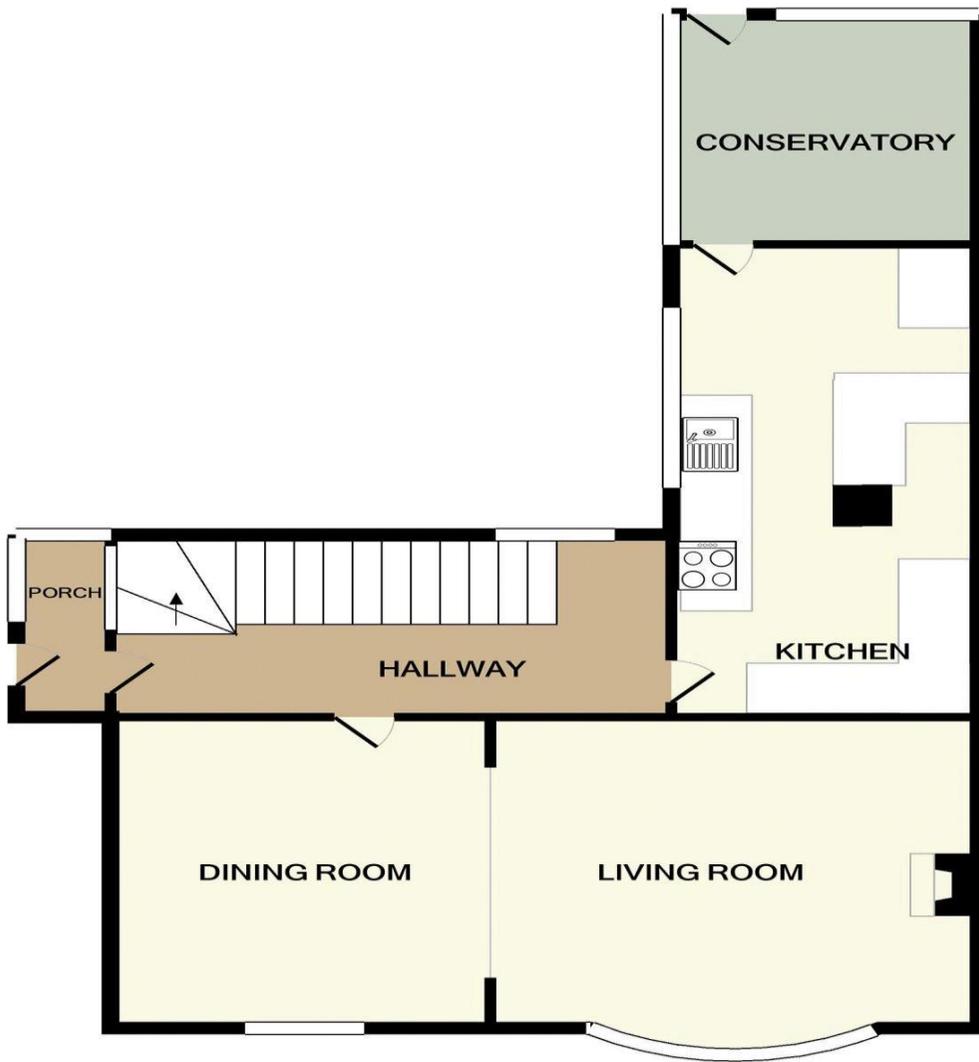
EPC Rating: TBC

Tenure: believed to be Freehold

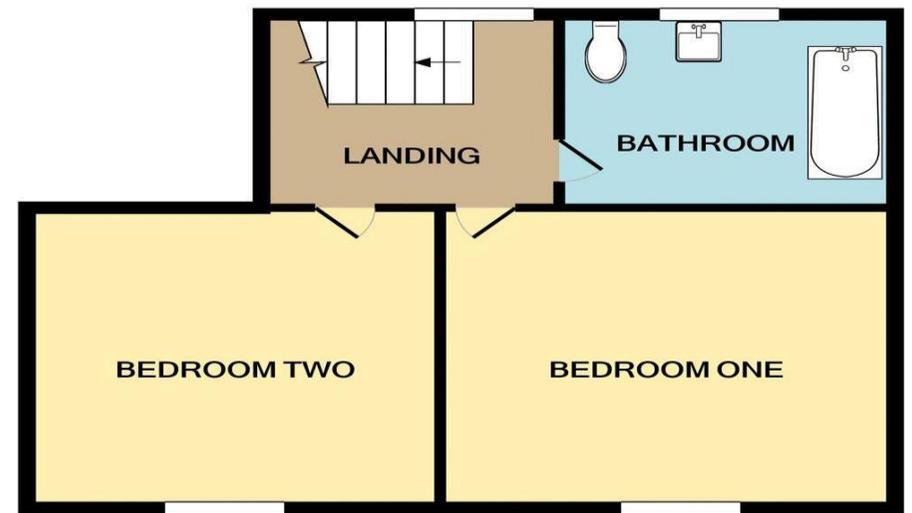








GROUND FLOOR  
APPROX. FLOOR  
AREA 662 SQ.FT.  
(61.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)

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  
Made with Metropix ©2021



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930