

14 Margaret Avenue, Trentham, Stoke-On-Trent, Staffordshire, ST4 8EE



Freehold Open to offers £279,950

Bob Gutteridge Estate Agents are delighted to bring to the market this exceptional semi detached home situated in this highly regarded and popular Trentham location. The property has been meticulously maintained by the current owners and is enhanced with both Upvc double glazing along with combi central heating. Internally the property offers a desirable and spacious layout of accommodation comprising of entrance hall, bay fronted lounge, modern fitted kitchen, dining room, half brick & Upvc double glazed conservatory, utility room, downstairs w.c. and to the first floor are three generous bedrooms along with a recently updated first floor bathroom. Externally the property is set on a pleasant plot with off road parking to the frontage along with a good sized enclosed rear garden. We can also confirm that this property is being sold with added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, frosted double glazed panels to sides plus skylight, coving to ceiling, five lamp light fitting, smoke alarm, ceramic tiled flooring, half panelling to walls, Virgin Media connection point (Subject to usual transfer regulations), panelled radiator, stairs to first floor landing and doors to rooms including;



BAY FRONTED LOUNGE 4.75m into bay x 3.30m (15'7" into bay x 10'10")

With Upvc double glazed half bay window to front with inset lead pattern and stained glass, artex to ceiling, coving, three wall light fittings, pendant light fitting, decorative dado rail, panelled radiator, oak effect laminate flooring, feature fireplace with inset living flame coal effect gas fire and t.v. connection point.



FITTED KITCHEN 4.09m x 2.54m (13'5" x 8'4")

With Upvc double glazed window to side, coving to ceiling, two pendant light fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with inset porcelain sink unit with mixer tap above, built in four ring gas hob unit with double oven beneath, space for fridge/freezer, ceramic splashback tiling, stainless steel extractor hood, ceramic tiled flooring, plumbing for dishwasher, spurs for appliances, power points, Worcester combination boiler providing the domestic hot water and central heating systems. Access to under stairs pantry with Upvc double glazed window to side, electricity consumer unit and ample domestic storage space. Access to;



DINING ROOM 3.02m x 2.54m (9'11" x 8'4")

With Upvc double glazed patio door to rear with double glazed units to sides, coving to ceiling, pendant light fitting, ceramic tiled flooring, feature cast iron fireplace, power points, double panelled radiator and access to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.28m x 2.49m (10'9" x 8'2")

With Upvc double French doors to rear, frosted Upvc double glazed panels to sides, vaulted ceiling with three lamp light fitting with fan assist, ceramic tiled flooring and power points.



UTILITY ROOM 2.21m x 1.57m (7'3" x 5'2")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, four lamp spotlight fitting, coving to ceiling, panelled radiator, plumbing for automatic washing machine, space for condenser fryer, round edge work surface in granite effect, spurs for appliances, power points and access off to;



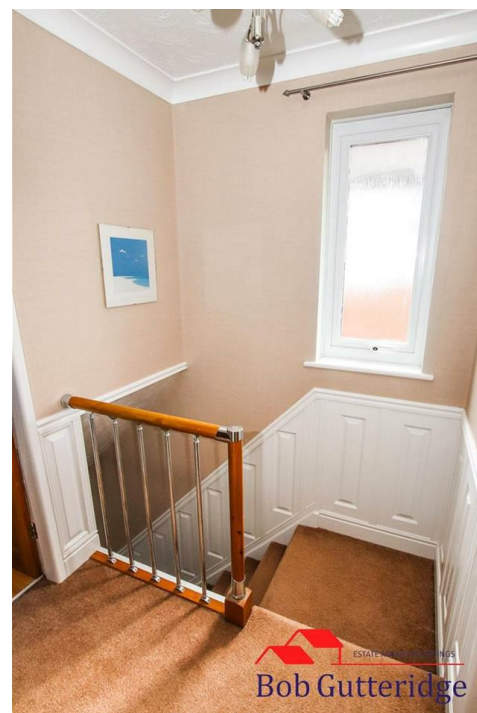
DOWNSTAIRS W.C. 2.18m x 0.86m (7'2" x 2'10")

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising of low level w.c., wall mounted sink unit with mixer tap above, ceramic splashback tiling, ceramic tiled flooring and panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, artex to ceiling, coving, three lamp light fitting and doors to rooms including;



FIRST FLOOR MODERN BATHROOM 1.85m x 2.08m (6'1" x 6'10")

With Upvc double glazed frosted window to side, globe light fitting, extractor fan, modern towel radiator, a white suite comprising of low level w.c., pedestal sink unit, "P" shaped bath / shower unit with curved glazed shower screen, Bristan electric shower, aqua boarding in marble effect to splashback and wood effect flooring.



BEDROOM ONE (FRONT) 4.95m into bay x 3.12m (16'3" into bay x 10'3")

With Upvc double glazed half bay window to front with inset lead pattern and stained glass, coving to ceiling, pendant light fitting, wardrobes providing ample storage space, panelled radiator and power points.



BEDROOM TWO (REAR) 3.02m x 3.66m (9'11" x 12'0")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (FRONT) 3.02m x 2.44m (9'11" x 8'0")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, four lamp light fitting, single panelled radiator, beech wood effect laminate flooring and power points.



EXTERNALLY

FORE GARDEN

With concrete post and timber fencing along with garden concrete block walls, tarmac driveway providing off road parking, steps to frontage, blue slate chipping and access alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, blue slate chipping area providing patio and sitting space, tiered down with lawn section, vegetable plot and access to;



CONCRETE SECTIONAL GARAGE

With metal up and over door, glazed window to side and ample domestic external storage space.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

NOTE

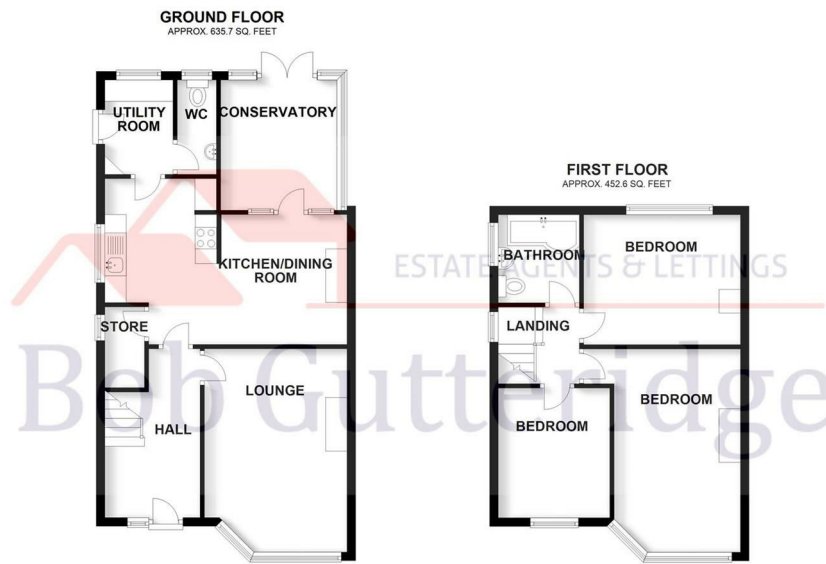
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm