

FOR SALE



Frank Austin Place, Trentham, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Detached House

£270,000

MARTIN&CO



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3 Bedrooms, 2 Bathroom

£270,000

- Sought After Location
- Trentham Manor Estate
- Detached Family Home
- Three Bedrooms
- Landscaped Rear Garden



ENTRANCE HALL Entered via composite front door, stairs to first floor, radiator.

WC Modern white suite comprising; low level WC and hand wash basin, radiator.

LOUNGE 17' 7" x 9' 10" (5.38m x 3.02m) A light and spacious reception room having dual aspect windows to the front and side elevations fitted with modern plantation shutters, French doors to the rear elevation opening onto the rear garden, two radiators.

KITCHEN/DINER 17' 7" x 8' 11" (5.38m x 2.72m) Fitted with a range of modern wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated double oven and gas hob with extractor over, integral appliances, double glazed window to the front elevation with fitted plantation shutters, built in storage cupboard, French doors opening onto the rear garden, radiator.

BEDROOM ONE 12' 1" x 9' 1" (3.70m x 2.79m) French doors with Juliet balcony to the front elevation, radiator.

EN-SUITE Modern white suite comprising; low level WC, pedestal hand wash basin and double shower unit, double glazed window to the rear elevation, chrome heated towel rail.

BEDROOM TWO 10' 0" x 10' 0" (3.06m x 3.07m) Double glazed window to the rear elevation, radiator.

BEDROOM THREE 10' 2" x 6' 9" (3.10m x 2.08m) Currently set out as a dressing room with fitted wardrobes, dual aspect double glazed windows to the front and side elevations, radiator.

FAMILY BATHROOM Modern white suite comprising; low level WC, pedestal hand wash basin and bath with



shower over, double glazed window to the front elevation, chrome heated towel rail.

EXTERIOR The property is accessed via a paved pathway to the front with planting borders either side and a two vehicle driveway running adjacent to the property. A side access gate leads through to a landscaped garden with porcelain slabbed patio area lawned garden and planting borders,

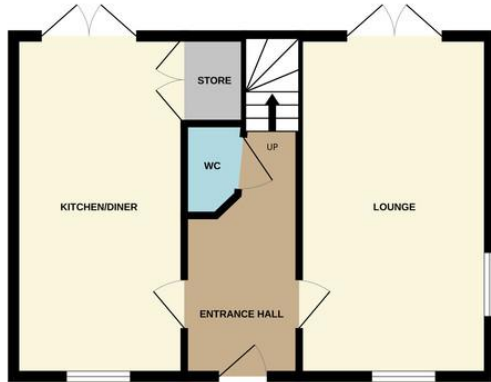




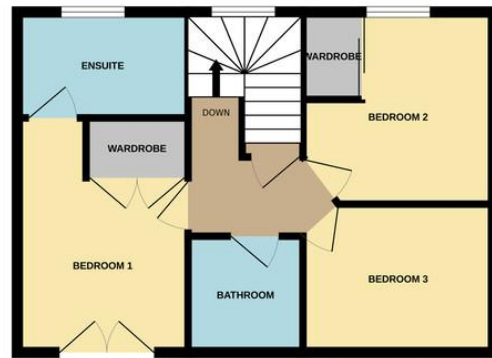
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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