

FOR SALE



The Parks, Trentham, Stoke-on-Trent

5 Bedrooms, 3 Bathroom, Town House

Offers In Excess Of £260,000


MARTIN&CO



- Modern Mid-townhouse
- Five lovely bedrooms
- Open plan lounge and kitchen
- Sought after location
- Nearby highly regarded schools
- Trentham retail village nearby
- EPC - C

ENTRANCE HALL 11' 5" x 3' 4" (3.49m x 1.04m)
Entered via a composite front door, stairs to first floor, ceramic tiled floor, radiator.

WC 6' 1" x 2' 10" (1.87m x 0.88m) White suite comprising; low level WC and hand wash basin.

OPEN PLAN LIVING/DINING/KITCHEN 26' 9" x 14' 11" (8.17m x 4.56m) Having double glazed windows to the front and rear elevations and French doors to the rear opening onto the rear garden. The kitchen is fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated appliances, radiator.

FIRST FLOOR LANDING Airing cupboard.

BEDROOM ONE 14' 11" x 8' 11" (4.56m x 2.74m) Two double glazed windows to the front elevation, fitted wardrobes, wood effect laminate flooring, two radiators.

EN-SUITE 8' 5" x 3' 2" (2.57m x 0.97m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit, radiator.

BEDROOM TWO 11' 11" x 8' 5" (3.65m x 2.58m) Having built in wardrobe, double glazed window to the front elevation, radiator.

ENSUITE 6' 2" x 6' 2" (1.90m x 1.90m) Modern white suite comprising; low level WC, hand wash basin set in

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(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	



vanity unit, corner shower and free standing bath with shower attachment, double glazed window to the front elevation, wood effect laminate flooring, radiator.

SECOND FLOOR LANDING 11' 2" x 5' 6" (3.42m x 1.68m) Built in storage cupboard.

BEDROOM THREE 12' 5" x 8' 5" (3.80m x 2.58m) Having built in wardrobe, double glazed window to the rear elevation, radiator.

BEDROOM FOUR 10' 1" x 8' 5" (3.08m x 2.58m) Having built in wardrobe, double glazed window to the front elevation, radiator.

BEDROOM FIVE 9' 1" x 6' 2" (2.79m x 1.88m) Double glazed window to the rear elevation, radiator.

BATHROOM 6' 2" x 6' 1" (1.88m x 1.86m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the front elevation, radiator.

EXTERNAL To the rear there is an enclosed garden mainly laid to lawn with paved patio.





Ground Floor

First Floor

Second Floor

All measurements are approximate and for display purposes only

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