

Woodkeepers Cottage, 97 Longton Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LS



Freehold £425,000

Bob Gutteridge Estate Agents are delighted to bring to the market this fabulous, charming and characterful semi detached "Woodkeepers Cottage" set in this desirable Old Trentham location. We are informed the property dates back to 1875 and since has undergone various extensions to bring this property up to a modern days family needs along with offering a versatile living arrangement which in brief comprises of entrance hall, built in cloaks, sitting room, dining area, spacious lounge, modern fitted kitchen, garden room, ground floor bedroom, shower room and to the first floor are three double bedrooms along with a luxury four piece family bathroom. Externally the property is set on an envious plot with ample off road parking for several vehicles along with an expansive rear garden with a brick garage, external utility room and a log store. The setting of Trentham provides ease of access to the A34 as well as being well placed for popular local schools Internal Inspection Of This Property Is A Must !

ENTRANCE HALL

With solid oak double front access door with inset frosted glazed panel with inset lead pattern, double glazed skylight with inset numeric, oak effect laminate flooring, power points, doors to rooms and access off to;

BUILT IN CLOAKS 1.80m x 1.55m (5'11" x 5'1")

With pendant light fitting, oak effect laminate flooring and ample domestic shelving space and storage space etc..

SITTING ROOM 3.66m x 3.48m (12'0" x 11'5")

With Upvc double glazed bay window to front, pendant light fitting, feature brick fireplace with brick hearth plus inset and oak mantle shelf, electric coal effect fire, t.v. aerial connection point, double panelled radiator, power points and access off to;



INNER LOBBY

With pendant light fitting, smoke alarm, wood effect flooring, stairs to first floor landing and door to;



GROUND FLOOR SHOWER ROOM 2.11m x 1.93m (6'11" x 6'4")

With multi double glazed frosted window to side, two spotlight fittings, four lamp light fitting, a white suite comprising of low level w.c., vanity sink unit with chrome mixer tap above, walk in shower cubicle with thermostatic direct flow shower, aqua boarding to splashback, extractor fan, panelled radiator and laminate flooring.



DINING AREA 5.99m x 3.48m (19'8" x 11'5")

With Upvc double glazed bay window to front, pendant light fitting, double plus single panelled radiator, power points and access to;



LOUNGE AREA 7.57m x 3.63m (24'10" x 11'11")

With Upvc multi double glazed bay window to side, part panelled part glazed door with glazed panels to sides, two pendant light fittings, double panelled radiator, multi-fuel cast iron burner with oak mantle shelf plus tiled hearth, t.v. aerial connection point, Sky+HD & BT telephone point (Subject to usual transfer regulations), power points and access off to;



FITTED KITCHEN 5.46m x 4.80m reducing to 1.98m (17'11" x 15'9" reducing to 6'6")

With Upvc double glazed side access door, Upvc double glazed window to rear, four lamp light fitting, eight spotlight fittings, a range of base and wall mounted solid oak storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and half plasticised sink unit with chrome mixer tap above, plumbing for dishwasher, space for freestanding range cooker, extractor hood, space for American fridge/freezer, modern tower radiator, space for freezer, power points, granite effect tiled flooring and access off to;



GARDEN ROOM 3.63m x 2.16m (11'11" x 7'1")

With Upvc double glazed panels to sides and rear, Upvc double glazed vaulted roof, two pendant light fittings, single panelled radiator, ceramic tiled flooring and power points.



GROUND FLOOR BEDROOM FOUR 4.88m x 3.07m (16'0" x 10'1")

With two Upvc double glazed panels to sides, two pendant light fittings, access to loft space providing storage space, modern double panelled tower radiator, t.v. aerial connection point and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, Upvc double glazed door providing access to a balcony area. and doors to rooms including;



FIRST FLOOR FAMILY BATHROOM 3.66m x 2.41m (12'0" x 7'11")

With Upvc double glazed frosted window to side, globe light fitting, Manrose extractor fan, traditional style towel radiator, a white suite comprising of low level w.c., pedestal sink unit, freestanding bath unit with central chrome mixer tap with hair attachment, walk in double shower enclosure with thermostatic direct flow shower, wood effect laminate flooring and door to built in airing cupboard providing ample domestic shelving space and storage space etc..



BEDROOM ONE 4.88m x 3.48m (16'0" x 11'5")

With Upvc double glazed windows to front and rear aspects, pendant light fitting, single plus double panelled radiator, oak effect laminate flooring and power points.



BEDROOM TWO (FRONT) 3.66m x 3.43m (12'0" x 11'3")

With Upvc double glazed window to front, Upvc double glazed window to side, pendant light fitting, access to loft space, oak effect laminate flooring, double panelled radiator and power points.



BEDROOM THREE (REAR) 3.56m x 2.74m (11'8" x 9'0")

With Upvc double glazed window to side, pendant light fitting, double panelled radiator, oak effect laminate flooring, power points and built in wardrobe providing ample domestic hanging space and storage space etc..



EXTERNALLY



FORE GARDEN

Bounded by established hedges along with concrete post and timber fencing, timber access gate, tarmacked area providing ease of maintenance, mature shrubs plus plants to borders, double timber gates provide vehicular access to the side of the property with ample off road parking for several vehicles and double timber access gates provide access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, bark chipping area with shrubs, a recently re layed expansive lawn section with mature shrubs and plants to borders, flagged area providing patio and sitting space and access leads off to;



DETACHED BRICK GARAGE

With two glazed windows to side, timber rear access door, vehicular access to front of the building and ample domestic external storage space etc..



EXTERNAL UTILITY ROOM

With part panelled part glazed access door, plumbing for automatic washing machine, space for condenser dryer and power points.

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

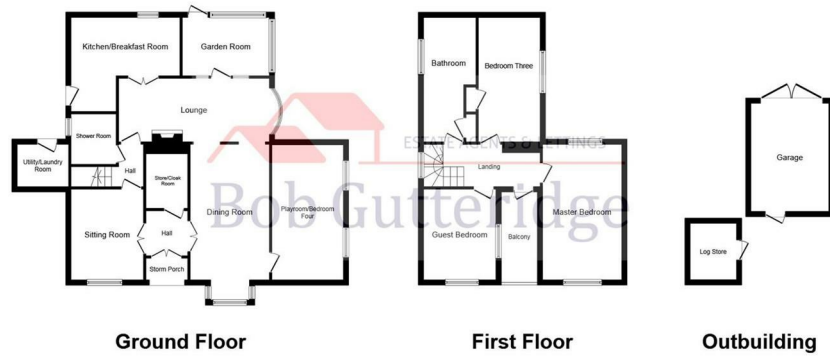
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating

Environmental Impact Rating



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