



**5 Constance Avenue, Trentham,
Stoke-on-Trent, ST4 8TE**



Offers in the region of

£230,000

Situated in a highly regarded residential area, within easy reach of Trentham Gardens Garden Centre and Retail Village and excellent commuting possibilities via the A34, A500/A50 and M6 junction 15. The property has been extended to the rear providing a larger kitchen and larger lounge. The three bedrooms are well proportioned and currently a separate shower room and WC.

To view: 01782 622155
newcastle@bjbmail.com



UPVC double glazed front door, UPVC double glazed windows, ceramic tiled floor, wall light point.

UPVC double glazed window, laminate wood effect flooring, coving, single and double radiators, under-stairs store, stairs leading to upper floor.

UPVC double glazed sliding patio door, carpet, double radiator, coving, feature fireplace with electric fire.



Kitchen 20'1" max x 7'10" max (6.123m max x 2.376m max)

Two UPVC double glazed windows, sliding door to rear hall, fully tiled walls, good range of fitted wall and base units with worktops, built in gas hob, extractor hood, and electric oven, plumbing and space for washing machine, stainless steel sink and drainer with mixer tap, built in bench seating, double radiator, gas central heating boiler.

Rear Hall

UPVC double glazed door, fully tiled walls.

Separate WC

UPVC double glazed window, fully tiled walls, vinyl flooring, low level WC.

Stairs and landing

Carpet, loft access.

Bedroom One 13'5" x 10'10" (4.102m x 3.291m)

UPVC double glazed window, carpet, double radiator, good range of built in bedroom furniture.

Bedroom Two 11'5" x 10'10" (3.473m x 3.289m)

UPVC double glazed window, carpet, radiator.

Bedroom Three 8'6" x 8'3" (2.579m x 2.509m)

UPVC double glazed window, carpet, radiator, built in wardrobe and dressing table.

Separate WC 6'3" x 2'11" (1.897m x 0.904m)

UPVC double glazed window, vinyl flooring, fully tiled walls, coving, low level WC.

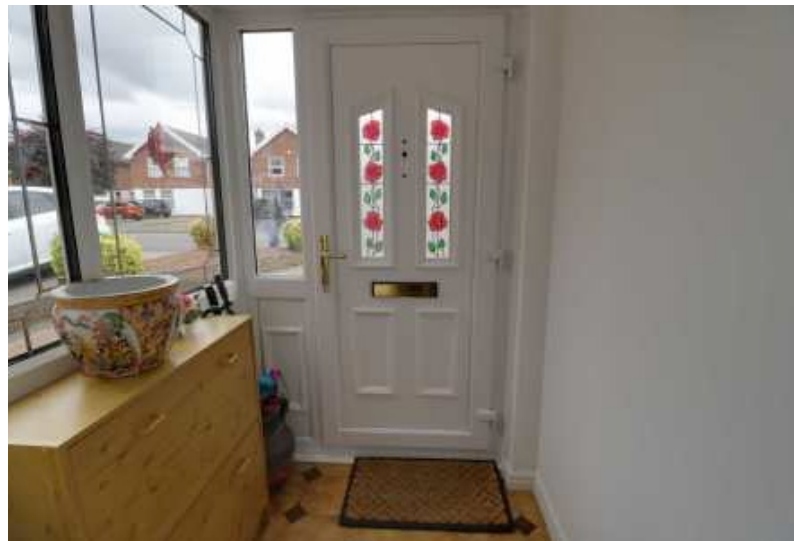


Shower Room 6'2" x 4'9" (1.874m x 1.457m)

UPVC double glazed window, part tiled walls, vinyl flooring, pedestal wash hand basin, walk in double shower compartment, coving, radiator.

Outside

To the front is a block paved driveway leading to a single integral garage. To the rear is a garden laid mainly to lawn with decked seating area and paved patio.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.