Whittaker & Biggs
Est. 1930
Rostons Group







612 Trentham Road, Stoke-On-Trent, ST3 3DH

Offers In The Region Of £275,000

- Selling with NO CHAIN!
- Impressive kitchen diner with solid wood units, quartz worktop and Velux skylights
- Rewired and replumbed
- Semi detached property situated in a sought after location
- Flexible layout
- Extended to the rear
- Garage and large driveway suitable for multiple vehicles

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Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this charming semi-detached house on Trentham Road. With no chain involved, you can move in without delay and start enjoying your new home right away.

The property boasts a spacious reception room, providing ample space for relaxation and entertaining. The impressive kitchen diner is a true highlight, featuring solid wood units, a stunning quartz worktop, and Velux skylights that flood the area with natural light, creating a warm and inviting atmosphere.

With three well-proportioned bedrooms, this home offers flexibility to suit your needs. Whether you require a guest room or a home office, this property can adapt to your lifestyle.

3 1 1 D

Council Tax Band: D





Ground Floor

Porch
3'11" x 2'11"
Wood glazed door to the side aspect, wood glazed window to the side aspect, wood glazed window to the rear.

Hallway
12'2" x 3'11"
Wood glazed door to the side aspect, stairs to the first floor, radiator, WC off.

Kitchen Diner
28'3" x 8'2"
Four UPVC double glazed windows to the side aspect, UPVC double glazed French doors with sidelight windows to the rear, four Velux skylights, solid wood base units, quartz work top, ceramic sink and a half with drainer, chrome mixer tap, space for a range cooker, extractor hood, integral fridge freezer, cupboard housing the gas fired Baxi combi boiler, radiator, feature cornice lighting.

Sitting Room
13'5" x 12'2"
Wood double glazed bay window to the frontage, open fire, tiled hearth, resin surround, radiator.

Bedroom Three
12'2" x 10'5"
Wood double glazed window to the frontage, radiator.

WC
5'8" x 2'7"
Wood glazed window to the rear, wall mounted wash hand basin, chrome mixer tap, low level WC, part tiled.

First Floor

Landing
UPVC double glazed window to the rear, loft hatch.

Bathroom
8'10" x 6'9"
Two UPVC double glazed windows to the rear, panel bath, chrome telephone style mixer tap with handheld shower attachment, rainfall shower over, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, built in storage cupboard, vintage style chrome radiator, fully tiled.

Bedroom One
13'5" x 12'3"
UPVC double glazed window to the frontage, radiator.

Bedroom Two
12'4" x 10'5"
UPVC double glazed window to the frontage, radiator.

Loft
Boarded, pull-down-ladder, light.

Externally
To the frontage, gravelled driveway suitable for multiple vehicles, fence and hedge boundary, mature shrubs, gated access to the rear.

To the rear, detached garage with metal up and over door, paved patio, area laid to lawn, hedge and fence boundary, two timber sheds, mature trees and shrubs.

AML REGUALTIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

NOTE

The property particulars include photographs that have been enhanced using artificial intelligence technology. These enhancements may involve adjustments to lighting, colour balance, clarity, and, in some cases, the removal of personal belongings or items to present rooms in a more neutral and spacious manner, as well as the softening of minor imperfections. While every effort has been made to ensure that the images remain a fair and accurate representation, they should be used for illustrative purposes only and may not reflect the exact current condition or appearance of the property. Prospective purchasers or tenants are therefore advised to rely on a physical inspection to satisfy themselves as to all aspects of the property.









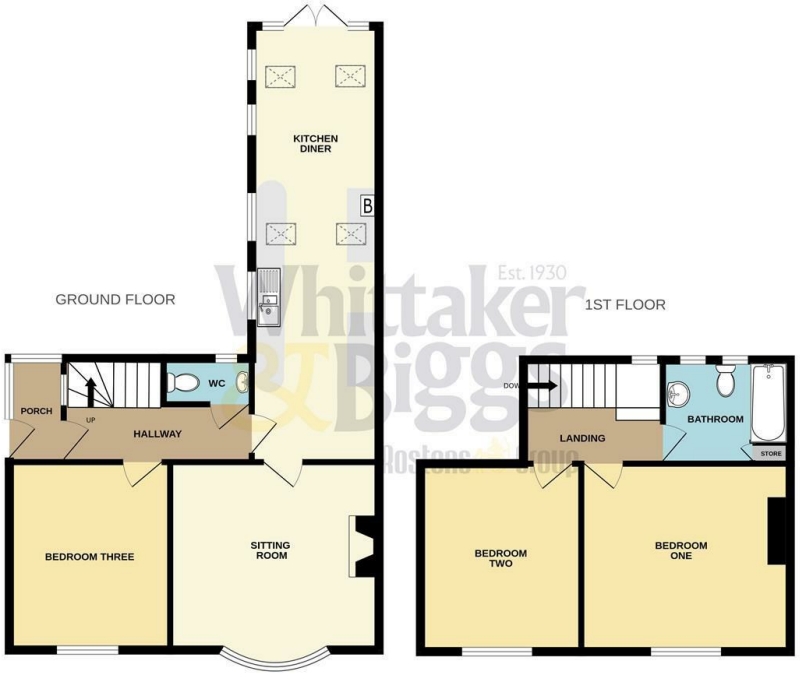




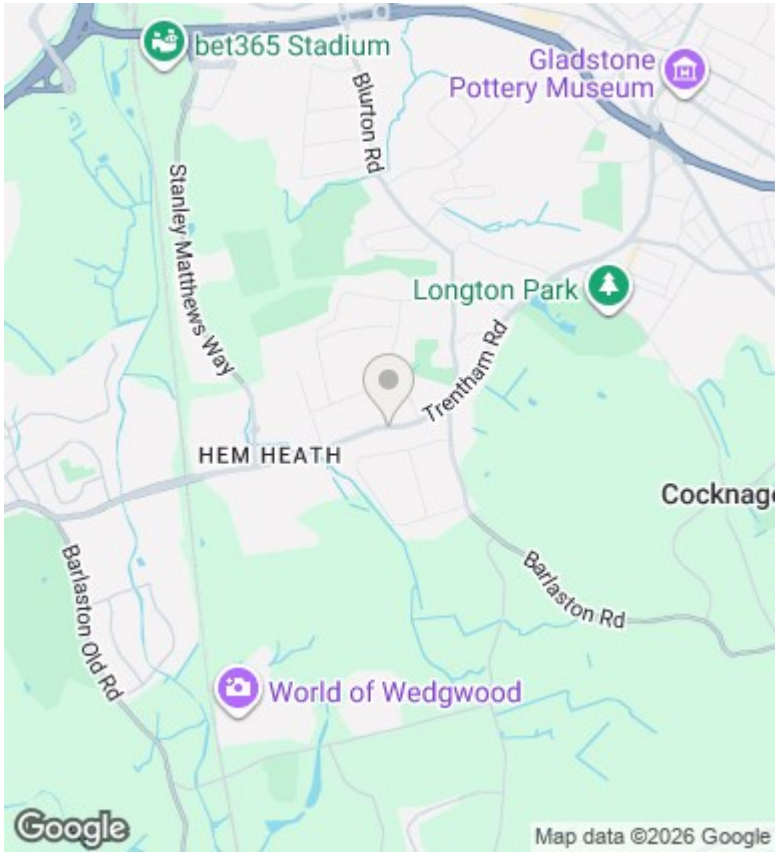








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

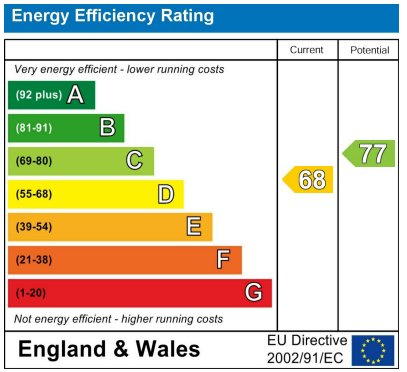


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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