



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM END TERRACED FOR SALE - £200,000

BEVANDEAN CLOSE, STOKE ON TRENT, STAFFORDSHIRE, ST4 8US



KEY FEATURES

• TWO BEDROOM END OF TERRACE HOUSE • GARAGE AND OFF ROAD PARKING • FULLY ENCLOSED REAR GARDEN • MODERN SHOWER ROOM • CLOSE TO LOCAL AMENITIES • GREAT COMMUTER LINKS • WALKING DISTANCE TO TRENTHAM GARDENS

DESCRIPTION

Austin & Roe are pleased to offer For Sale this Two Bedroom End of Terrace House, with large Driveway and Garage, in the popular location of Trentham, with great commuter links and within walking distance of Trentham Gardens.

The Property comprises an Entrance Porch, Kitchen, Living Room and Garage on the Ground Floor; to the First Floor is the Landing, two Bedrooms and Family Bathroom. The Property benefits from gas central heating and double glazing.

To the front of the Property is a large block paved driveway, providing off road parking for two vehicles, with a decorative gravel border, low level brick built walls, Garage access and a metal gate leading to the rear Garden.

To the rear of the Property is a fully enclosed Garden, with a block paved patio for alfresco dining and entertaining, a large lawned area, surrounded by well maintained timber fencing.

Viewing is highly recommended.

Council Tax Band B
Mains Gas & Electric
Mains Water, Drains and Sewerage
Broadband FTTC
Mobile coverage
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/11-bevandean-close>

LOCATION

The Property is located in Trentham. From the A34 Trentham Gardens island take the A5035 Longton Road towards Trentham, turn right on to Barlaston Old Road, and left on to Burrington Drive. Left on to Jonathan Road, left on to Carisbrooke Way, and left on to Bevandean Close. The Property is on your left.

GROUND FLOOR

Entrance Porch - 4' 11" x 2' 3" (1.51m x 0.7m) The Property is entered via a modern grey double glazed door in to the Entrance Porch, which has white décor and benefits from half height green / patterned ceramic wall tiling, a double glazed window to the side aspect, and green fitted entrance matting.

Kitchen - 7' 7" x 11' 5" (2.32m x 3.48m) The Kitchen has neutral décor, a white ceiling with a strip light fitting, a double glazed window to the front aspect with fitted blind, and a cream with green detail ceramic tiled floor. A door leads to the Living Room.

Living Room - 15' 5" x 12' 0" (4.71m x 3.67m) The spacious Living Room has neutral décor with ornate plasterwork dado, wall panel detail and coved corning, a white ceiling with two light fittings, a double glazed window and patio doors to the rear aspect, a wall mounted central heating radiator, a white fireplace mantle and surround with marble panels and hearth, and pale green fitted carpet. The open staircase leads to the floor above.

FIRST FLOOR

Stairs and Landing - 4' 7" x 5' 8" (1.4m x 1.73m) The Stairs rise from the Living Room, with white balustrade and handrail, and pale green



STONE

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fitted carpet.
The landing has neutral décor, a white ceiling with pendant light fitting and ceiling hatch to the roof space above, pale green fitted carpet and doors opening in to the two Bedrooms and Shower Room.

Bedroom 1 - 10' 11" x 8' 8" (3.34m x 2.66m) The First Bedroom has neutral décor, a white ceiling with a central pendant light fitting and dropped beam, a long double glazed window to the rear aspect with fitted blind and a wall mounted central heating radiator below, a wood effect fitted wardrobe with sliding doors and neutral fitted carpet.

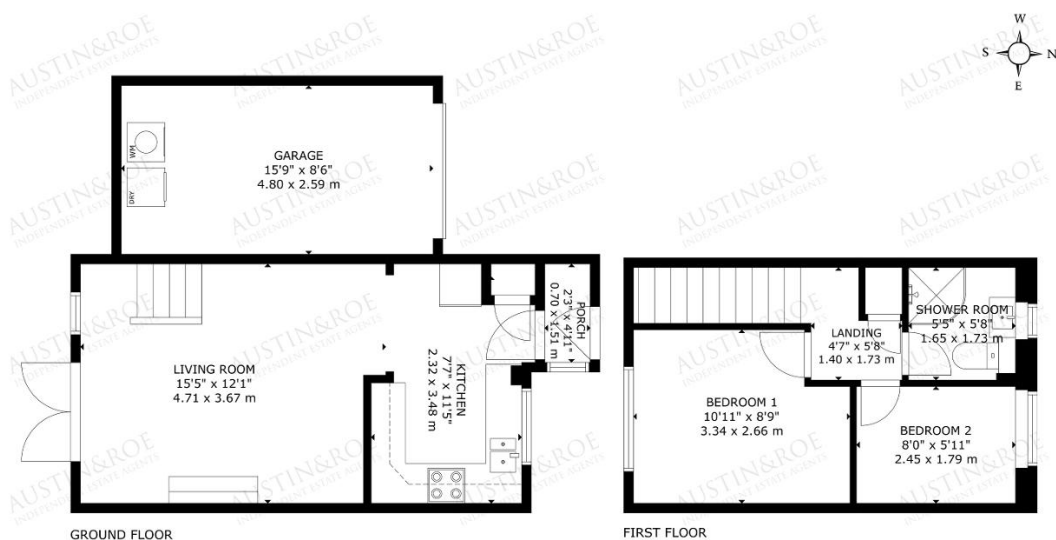
Bedroom 2 - 8' 0" x 5' 10" (2.45m x 1.79m) The Second Bedroom has neutral décor, a white ceiling with pendant light fitting, a double glazed window to the front aspect with fitted blind and a wall mounted central heating radiator below, and neutral fitted carpet.

Shower Room - 5' 4" x 5' 8" (1.65m x 1.73m) The modern Shower Room has white décor with half height marble effect ceramic wall tiling, full height in the showering cubicle, a white ceiling with recessed spot lights, a double glazed window to the front aspect with fitted blind, a traditional style grey column radiator and wood effect vinyl flooring.
The sanitaryware consists of a grey gloss vanity unit housing a countertop wash hand basin with chrome mixer tap and a concealed cistern WC with push button flush, and a curved glass showering cubicle with chrome fittings, a chrome shower with a rainfall shower head.

EXTERIOR

Garage - 15' 8" x 8' 5" (4.8m x 2.59m)





GROSS INTERNAL AREA
TOTAL: 47 m²/505 sq. ft.
GROUND FLOOR: 25 m²/272 sq. ft., FIRST FLOOR: 22 m²/233 sq. ft.
EXCLUDED AREAS: GARAGE: 12 m²/134 sq. ft., PORCH: 1 m²/11 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

