



## 257 New Inn Lane, Stoke-On-Trent

£340,000 Freehold



Private rear garden with large patio area and charming flower beds. • Family bathroom with bath tub and separate shower cubical along with a handy downstairs W/C. • Placed in the sought after area of Trentham with Trentham Gardens just down the road! • NO UPWARD CHAIN! Ready and waiting for your own personal touch. • 4 fantastic double bedrooms, three of which have built in storage space.





Every moment is a fresh beginning, a new start to the new you. Come on over to New Inn Lane where your new beginning awaits. This fantastic 4 bedroom detached offers a generous driveway to the front along with an integral garage. As you walk through the front door, you are greeted by an entrance porch and then the entrance hall. To your left is the spacious living/dining room with a bow window to the front and a sliding door to the rear, allowing natural light to fill the room. The kitchen can be accessed from the entrance hall or to the right of the dining room. If open-plan living is your thing, this space could be transformed into a kitchen/diner that flows round into the living room. Storage cupboards are located under the stairs and in the kitchen, which is a great place for hiding that Hoover! A handy guest W/C can be found at the end of the entrance hall along with access to the garage. Heading upstairs, you will find 4 double bedrooms, three of which have their own built-in storage space! The family bathroom can also be found on this floor and comes with a bath tub and separate shower cubical, catering to all your family's needs. Stepping out into the rear, private garden is a large patio area, a perfect place for family get together's or a peaceful spot to enjoy the sun. The charming flower beds surround the stoned centre, making the garden easy to maintain all year round. Situated in the heart of Trentham with Trentham gardens just down the road, along with plenty of amenities and good local schools. Ready for the new you? This property offers no upward chain! Call the Stone branch today to book your viewing – 01785 814917.





New Inn Lane - 4 bed detached with driveway & garage. Spacious living/dining area, potential kitchen/diner. 4 double bedrooms, family bathroom. Rear garden with patio. Great location near amenities & schools. No upward chain. Call Stone branch to view - 01785 814917.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

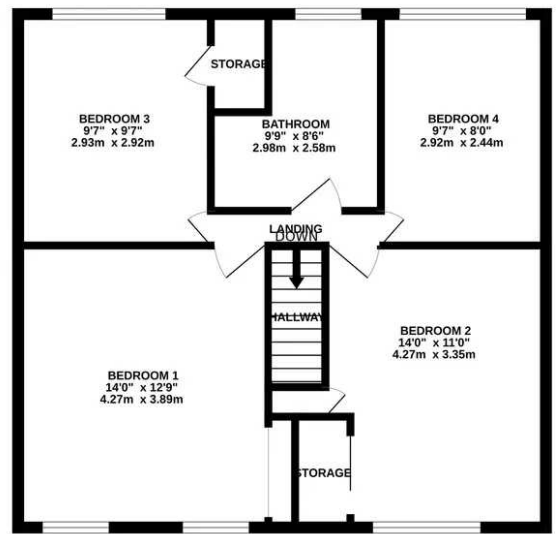
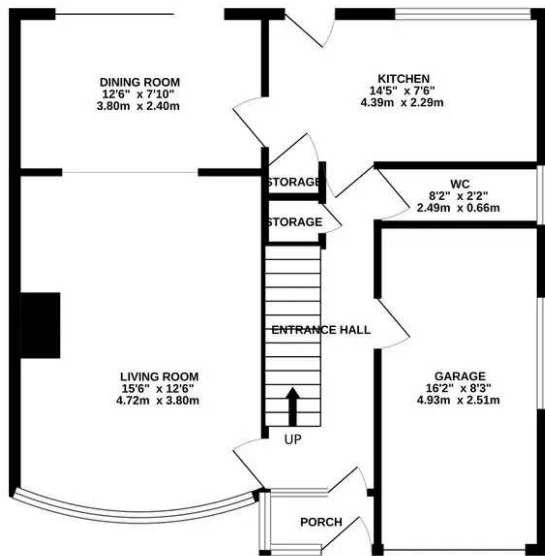
EPC Environmental Impact Rating:





GROUND FLOOR

1ST FLOOR



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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