

**FOR SALE**



**Danebower Road, Trentham, Stoke - On - Trent**

**3 Bedrooms, 2 Bathroom, Detached House**

**Offers In Excess Of £350,000**



## Danebower Road, Trentham, Stoke - On - Trent

3 Bedrooms, 2 Bathroom

**Offers In Excess Of £350,000**

- Three-bedroom detached family home
- Two versatile reception rooms
- Two bathrooms
- Catchment for highly regarded schools



**OVERVIEW** This three-bedroom detached house is for sale in the Trentham area of Stoke-on-Trent, a location noted for its access to local amenities, schools and green spaces.

The property offers two reception rooms, one with views over and access to the garden, providing a clear separation of living and dining or family spaces. The kitchen benefits from natural light and includes built-in pantries, offering additional storage. There are two bathrooms, supporting the day-to-day needs of a household. Sleeping accommodation comprises two double bedrooms and one single bedroom.

Externally, the house includes a garden, driveway parking and a single garage, adding practical storage and off-road parking options.

The property is situated within the catchment of highly regarded schools in Trentham, making it suitable for families seeking established education options. Trentham Gardens is within walking distance, offering landscaped grounds, shopping and leisure facilities, while walking routes along the Trent & Mersey Canal provide accessible outdoor recreation.

Local amenities in Trentham include everyday shops, cafés and services along nearby routes such as the A34 corridor. Public transport links connect the area with wider Stoke-on-Trent. Stoke-on-Trent railway station, reachable by a short drive or local bus services, provides direct routes to destinations such as Manchester and Birmingham, with journey times typically around 45–60 minutes, and services to London available with a change or on selected direct services.

The house is offered for sale with no onward chain.

**ENTRANCE HALL** 8' 5" x 6' 1" (2.58m x 1.87m)





Entered via a composite front door, stairs to first floor, laminate flooring, radiator.

**LOUNGE** 17' 1" x 9' 10" (5.23m x 3.00m) Having double glazed window to the front elevation and UPVC French doors to the rear elevation, inset fire, laminate flooring, radiator.

**DINING ROOM** 8' 2" x 7' 6" (2.49m x 2.30m) Double glazed window to the rear elevation, laminate flooring, radiator.

**WC** 7' 6" x 2' 9" (2.30m x 0.86m) Comprising; low level WC and wall mounted hand wash basin, laminate flooring, radiator.

**KITCHEN** 10' 11" x 8' 3" (3.34m x 2.53m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated double oven and hob with extractor, integrated appliances, built in storage cupboard, double glazed window to the rear elevation, UPVC door giving

access to the rear garden, radiator.

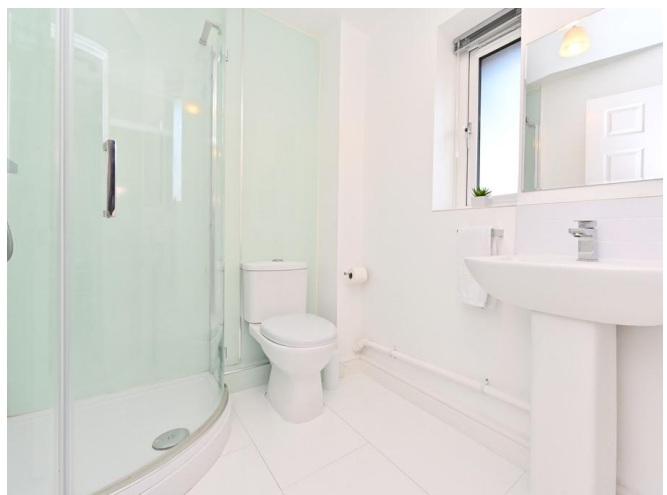
**LANDING** 11' 5" x 9' 6" (3.49m x 2.90m) Double glazed window to the rear elevation, airing cupboard.

**BEDROOM ONE** 11' 4" x 10' 0" (3.46m x 3.06m) Double glazed window to the front elevation, laminate flooring, radiator.

**ENSUITE** 11' 4" x 10' 0" (3.46m x 3.06m) Comprising; low level WC, pedestal hand wash basin and shower unit, double glazed window to the front elevation, radiator.

**BEDROOM TWO** 11' 6" x 7' 6" (3.53m x 2.30m) Double glazed window to the front elevation, laminate flooring, radiator.

**BEDROOM THREE** 8' 3" x 7' 6" (2.53m x 2.30m) Double glazed window to the rear elevation, laminate flooring, radiator.



**BATHROOM** 6' 10" x 5' 2" (2.09m x 1.59m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

**GARAGE** Having side access door and double glazed window to the side elevation. Perfect for use as a home office or gym having power and lighting.

**EXTERNAL** The property sits on a good size plot with block paved driveway offering off road parking with a lawned garden sitting adjacent. Double gates to the side of the property lead through to the single detached garage with an enclosed rear garden having paved patio area and lawned garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	82
England & Wales EU Directive 2002/91/EC		
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		







All measurements are approximate and for display purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.