

**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.

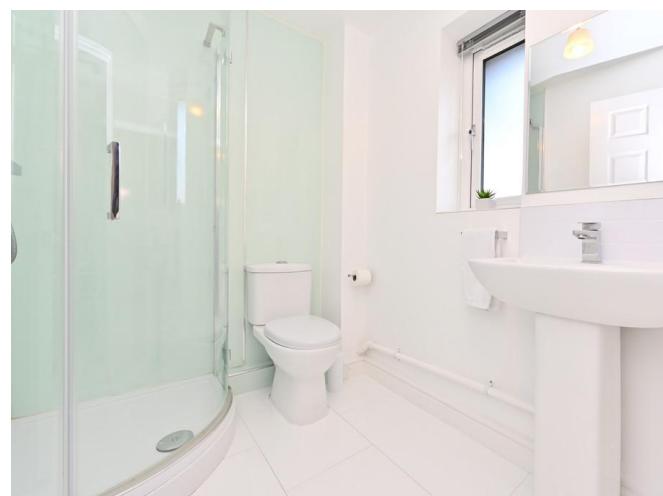
**LANDING 11' 5" x 9' 6" (3.49m x 2.90m)** Double glazed window to the rear elevation, airing cupboard.

**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.

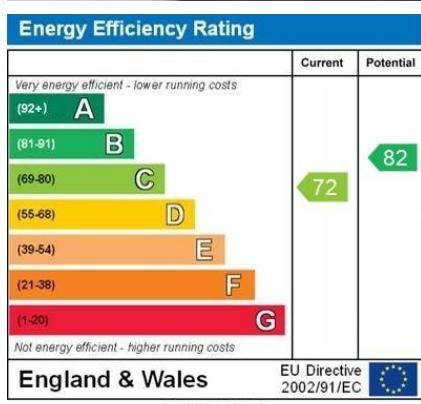
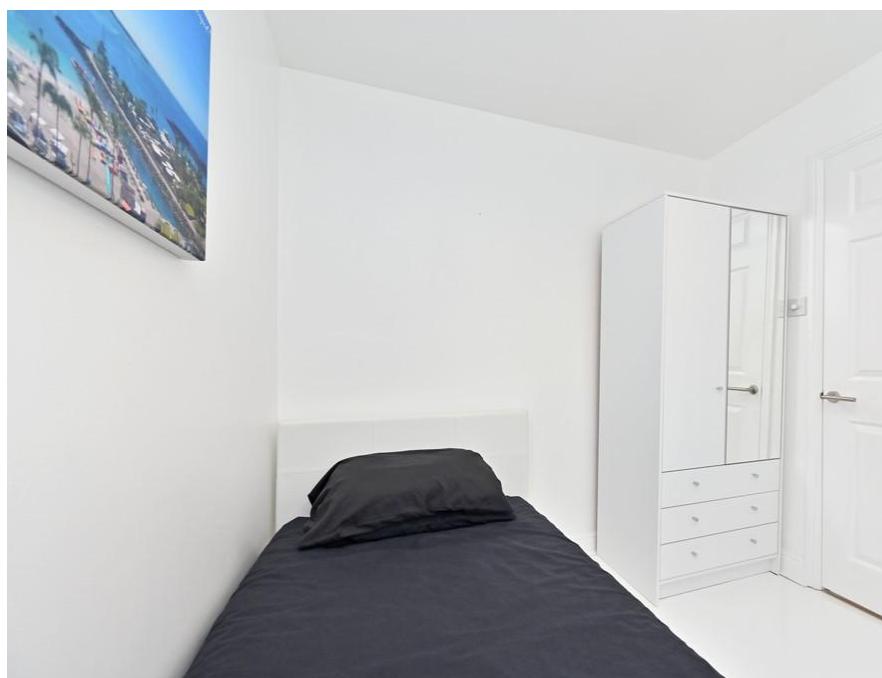
**BEDROOM THREE 8' 3" x 7' 6" (2.53m x 2.30m)** Double glazed window to the rear elevation, laminate flooring, radiator.



**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.







Ground Floor



First Floor

All measurements are approximate and for display purposes only

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