



# 1 Brinsley Avenue

Trentham, ST4 8LT

£229,950

**Tinsley  
Garner**

independent property expertise



A traditional semi situated in one of Trentham's most popular residential areas close to local amenities and strolling distance to Trentham Gardens. This is a lovely well kept house and the accommodation is everything you would expect of a house of this era with a welcoming hallway, sitting room with wood burning stove and French doors opening to the garden, adjoining dining room, extended kitchen, three bedrooms and a stylish family bathroom. The house occupies a larger than average plot set in good size gardens enjoying a sunny southerly aspect to the rear. Lots of parking with potential to accommodate a caravan or camper behind the building line and detached garage with utility room/ workshop to the rear. A lovely house in the best of locations. No Upward Chain. Viewing essential.

# 1 Brinsley Avenue

Trentham, ST4 8LT

## Entrance Hall

A welcoming reception area with part glazed upvc front door, hardwood floor. Stairs to the first floor landing with cloaks cupboard below. Radiator.

Lounge 4.02 x 3.33m (13'2" x

A bright & sunny living room which has French windows to the rear of the house opening onto the patio and gardens. Exposed brick chimney breast with wooden mantle, raised flagged hearth and wood burning stone. TV aerial connection, opening through to the dining room. Radiator.

Dining Room 4.00 x 3.33m (13'1" x  
Adjoins the lounge & with bay window to the front of the house, door opening to the hall. Radiator.

Kitchen 3.07 x 2.77m (10'1" x 9'1")

The kitchen is fitted with a range of wall & base cupboards with traditional style wooden cabinet doors and contrasting marble effect work surfaces with inset sink unit. Integrated appliances comprise: gas hob with extractor fan over and built-under electric double oven, integrated refrigerator & plumbing for washing machine. Wall mounted Glow Worm

gas fired combi central heating boiler. Part ceramic tiled walls & ceramic tiled floor. Windows to the side & rear of

## Landing

Window to the side of the house.

Bedroom 1 3.85 x 3.29m (12'8" x  
Double bedroom with window to the rear of the house overlooking the garden. Radiator.

Bedroom 2 3.85 x 3.29m (12'8" x  
Double bedroom with bay window to the front of the house. Radiator.

Bedroom 3 2.19 x 1.86m (7'2" x  
Single bedroom with window to the front of the house. Radiator.

## Bathroom

Fitted with a white suite comprising: bath with electric shower over & glass screen, wash basin in vanity cupboard, WC. Ceramic wall tiling to full height, tiled floor. Heated towel radiator, access hatch to loft space. Window to the side of the house.

## Outside

The house occupies a good size plot at the end of Brinsley Avenue, with gardens front & rear and spacious



parking area to the side. The block paved driveway has sufficient space for several cars and space for a caravan or small motor home, Detached brick built single garage with up and over door, light & power. To the rear (and adjoining) the garage there is a separate workshop / utility area which has a door opening directly to the garden.

The rear garden is mainly lawn with

patio area, mature shrubs & trees and sitting area to the rear of the garage with wooden pergola,

### General Information

Services Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band C

Viewing by Appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.

**Energy Performance Certificate**

1, Brinsley Avenue,  
STOKE-ON-TRENT,  
ST4 8LT

Dwelling type: Semi-detached house  
 Date of assessment: 12 April 2010  
 Date of certificate: 12 April 2010  
 Reference number: 8800-6724-7440-9442-6992  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 83 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	72	74	
			69
			70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	215 kWh/m <sup>2</sup> per year	207 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.0 tonnes per year	2.9 tonnes per year
Lighting	£80 per year	£43 per year
Heating	£437 per year	£445 per year
Hot water	£106 per year	£106 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

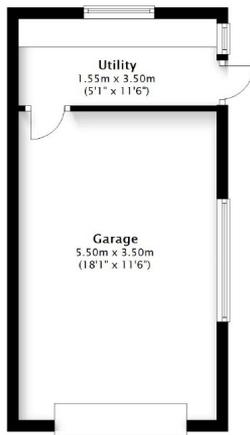
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

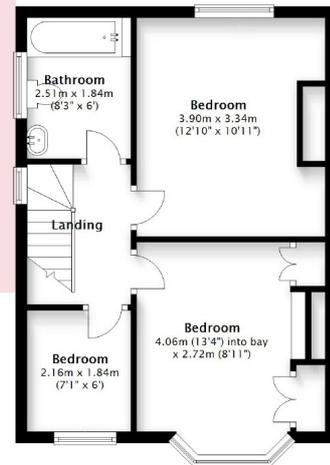
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



**Ground Floor**  
 Approx. 67.7 sq. metres (728.5 sq. feet)



**First Floor**  
 Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 106.8 sq. metres (1149.8 sq. feet)

Please note this floor plan is a guide only. Measurements, contents & positioning are approximate. No responsibility is accepted for any mistake or inaccuracy within the floor plan. Plan produced using PlanUp.