



17 Lindum Avenue, Stoke-On-Trent

£325,000 Freehold



Beautifully presented home on Lindum Avenue in Trentham being offered for sale with NO CHAIN! • Three double bedrooms and a family bathroom with not only a bath but a shower too. • Open plan kitchen/diner with sleek white cabinets and space for all your appliances. • Perfectly situated in Trentham, you have access to excellent schooling options, great local amenities and ideal commuter links, including easy access to Stoke and Stone train stations. • Lush grass lawn along with a generous driveway to the front and side of the home with space for multiple vehicles and a single garage for secure storage.



While Trentham is not short of beautiful three-bedroom semi-detached homes, this one on Lindum Avenue is certainly one of a kind and is much more than just four walls and a roof! Enter into the spacious hallway and find your way into the open-plan kitchen/diner. The kitchen features sleek white cabinetry and space for appliances, setting the stage for both the home chef and entertainer alike. The dining area flows effortlessly into the cosy living room, filled with natural light from the bay window. To the rear, the generously sized conservatory with an energy-efficient warm roof that's ideal for year-round relaxation. The ground floor is complete with a handy downstairs W/C, convenient for friends and family alike. Upstairs, three double bedrooms await, offering versatility for growing families or those in need of a home office, guest room or dressing room. The family bathroom has both a bath and a shower, making it perfect for everyone to freshen up after a busy day. This beautifully renovated property blends modern style with everyday practicality, offering sleek features like spotlights and USB plug sockets that make this home both stylish and convenient. Outside, you'll find a beautifully maintained garden with a lush grass lawn, providing ample space for BBQs, playtime with little ones or simply enjoying the sunshine. The spacious driveway flows from the front of the home to the side and provides ample off-road parking for several vehicles. A garage also ensures secure storage. Located in the highly desirable area of Trentham, you'll have access to excellent schooling options, all the local amenities you could need and great transport links, including easy access to Stoke and Stone train stations. This home has it all, and we promise, it'll find its way into your heart!



Lovely 3-bed semi in Lindum Avenue, Trentham. Kitchen/diner, conservatory and living area lush garden, ample parking, garage. Ideal location with great amenities and transport links. A must-see home!

Council Tax band: C

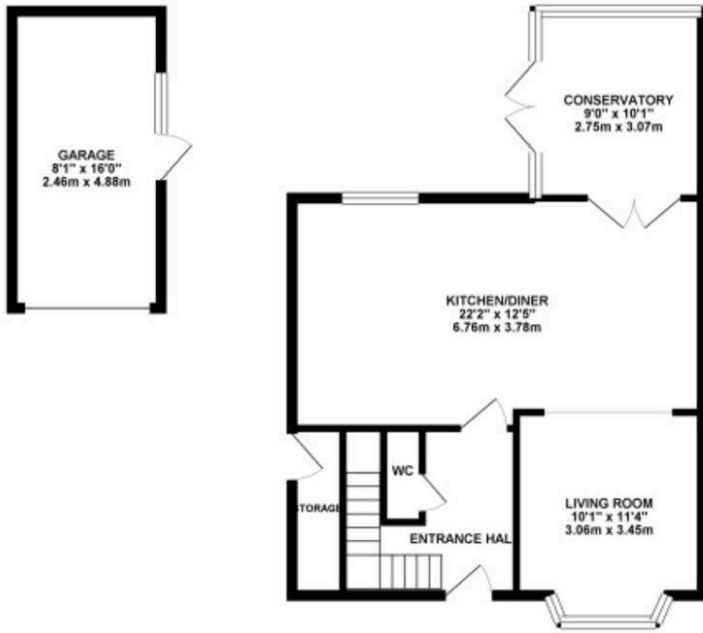
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR 702.93 sq. ft.
(65.30 sq. m.)

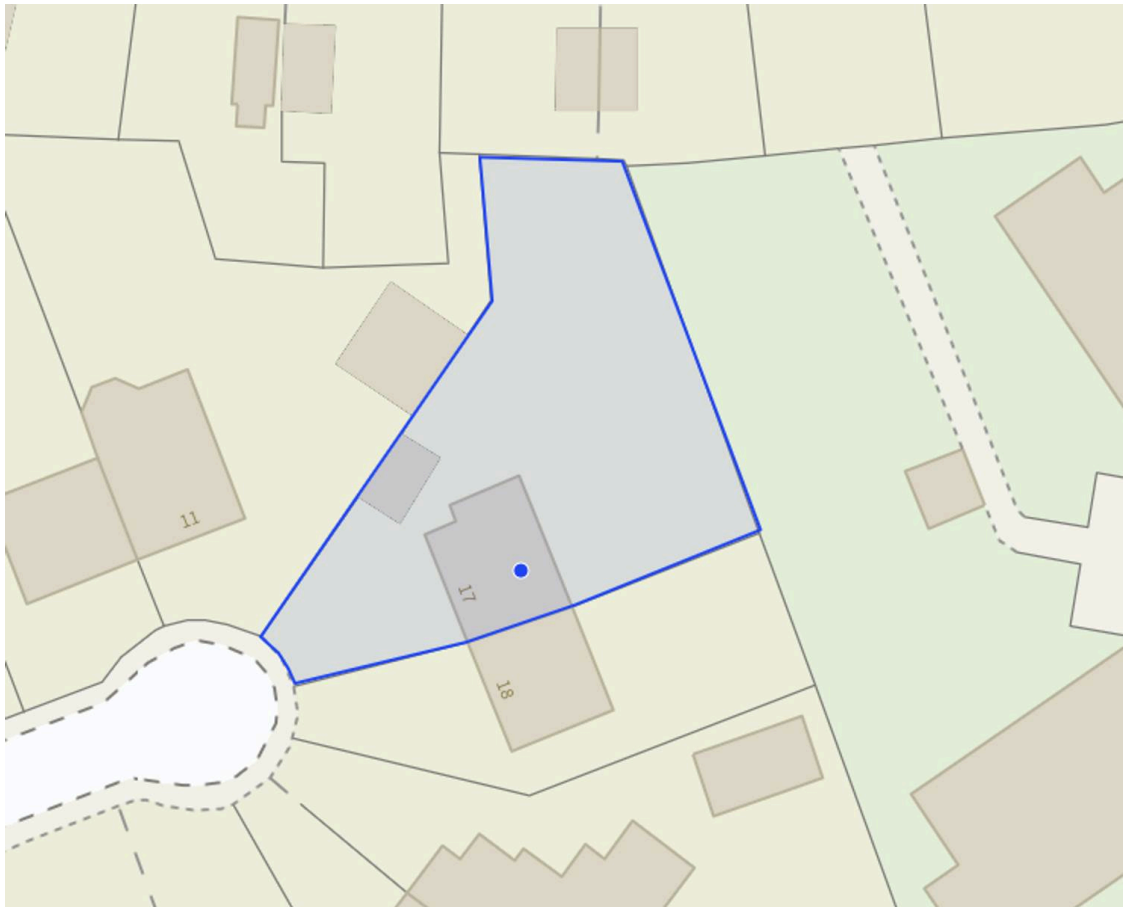


1ST FLOOR 474.80 sq. ft.
(44.11 sq. m.)



TOTAL FLOOR AREA : 1177.72 sq. ft. (109.41 sq. m.) approx.

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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