

FOR SALE



Percy Boulton Grove, Trentham, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £240,000



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- Sought-after Trentham Manor location
- No onward chain
- Near Trentham Gardens
- Three spacious bedrooms
- Master bedroom with en-suite

DINING KITCHEN 15' 3" x 14' 8" (4.65m x 4.47m) Fitted with a range of base and eye level units with work surfaces over. Built-in oven, gas hob with extractor hood over. Plumbing for washing machine and dishwasher and space for fridge/freezer. Stainless steel one and a half bowl single drainer sink unit with mixer taps. Tiled walls. Radiator. Window to front elevation. Stairs to First Floor.

STORAGE CUPBOARD 5' 3" x 2' 9" (1.6m x 0.84m) Useful storage space.

WC 6' 0" x 3' 3" (1.83m x 0.99m) Built-in vanity unit with white sink, mixer tap and cupboard below. Tiled splashback. W.C. Radiator. Window to side elevation.

LOUNGE 15' 3" x 10' 10" (4.65m x 3.3m) Double doors to rear garden with glazed side panels. Radiator.

LANDING 6' 1" x 5' 4" (1.85m x 1.63m) Radiator.

EN-SUITE SHOWER ROOM 5' 7" x 5' 6" (1.7m x 1.68m) Built-in vanity unit with white sink, mixer tap and cupboards below. W.C. Fully tiled shower with glazed shower screen. Part-tiled walls. Radiator. Window to front elevation.

BEDROOM ONE 9' 7" x 8' 3" (2.92m x 2.51m) Built-in storage cupboard 5' 1" x 1' 11". Radiator. Window to front elevation.

BEDROOM TWO 10' 3" x 6' 1" (3.12m x 1.85m) Radiator. Window to rear elevation.

BEDROOM THREE 10' 10" x 6' 1" (3.3m x 1.85m) Radiator. Window to rear elevation.

BATHROOM 6' 7" x 6' 2" (2.01m x 1.88m) White suite comprising:- Pedestal wash hand basin. W.C. Panelled





bath with shower over and glazed shower screen. Fully tiled walls surrounding the bath and the remaining walls are part-tiled. Radiator. Window to side elevation.

EXTERNALLY

FRONT GARDEN Low maintenance garden with paved pathway leading to the front door. Slate chippings and mature shrubs. To the side of the property there is a shared driveway. Gate to rear garden.

REAR GARDEN Enclosed rear garden. Low maintenance which is paved with slate chipping border.

OVERVIEW A charming semi-detached house for sale on the much sought-after Trentham Manor estate comes with no burdensome onward chain. If location is everything to you, then you're in for a treat! Not only is it a short walk to the BET 365 stadium, but it is also in proximity to the stunning Trentham Gardens – perfect for those relaxing family walks. Head back home and walk into a cosy reception room with a delightful garden

view and easy access to your very own outdoor space.

This little stunner boasts a good condition throughout and offers an inviting and charming layout. It proudly flaunts three bedrooms – two comfortably sized doubles, one with a handy en-suite, and a single. The two bathrooms are kitted out with heated towel rails because, honestly, who doesn't adore the comfort of warm towels?

The unique open-plan kitchen is the heart of this lovely home – perfect for aspiring cooks or those who enjoy family get-togethers. In addition, there's a useful garden office for your work from home days and a summer house to relax and unwind in the warmer weather.

Nestled in the middle of a friendly community with nearby schools and local amenities at your doorstep, this house is an ideal opportunity for first-time buyers or a growing family.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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