



Trent View Grove,

**Offers In Excess Of £145,000**



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# Trent View Grove, Stoke-On-Trent

## Offers In Excess Of £145,000

Reeds Rains Hanley are delighted to offer this fantastic recently built Three Storey Town House on the outskirts of Hanley Town Centre. This property has undergone some works by the current owner and now offers a Large ground floor bedroom with fitted wardrobes. This modern improved property that backs on to the River Trent would be a great purchase for any first time buyers or even a family looking to upsize! On the ground floor you are greeted by the Entrance hall that leads to the ground floor utility room, shower room and large bedroom. On the first floor there is the spacious kitchen with large dining area which could easily be a reception room, Lounge area which could be used as a bedroom and family bathroom. Outside the property has also undergone improvements adding a landscaped garden and driveway to the front of the property. On the second floor there are a further two bedrooms. Viewings are highly essential to appreciate everything this property has to offer.

### GROUND FLOOR

#### ENTRANCE HALL

With tiled flooring, radiator and ceiling light. Stairs to first floor.

#### UTILITY AREA

2.26m x 1.96m (7'5" x 6'5")

With tiled flooring, a range of matching wall and base units, stainless sink, plumbing for washer and space for dryer and ceiling light. Door leading to;

#### SHOWER ROOM

1.60m x 1.96m (5'3" x 6'5")

With tiled flooring, shower cubicle, sink basin and low level w/c. Rear aspect double glazed window and ceiling light.

#### BEDROOM

5.99m x 2.67m (19'8" x 8'9")

With fitted wardrobes and carpets, rear aspect double glazed window and Upvc door, radiator and ceiling light.

### FIRST FLOOR

#### KITCHEN / DINING ROOM

4.80m x 4.27m (15'9" x 14'0")

Modern fitted kitchen offering a range of matching wall and base units, stainless sink, electric oven/grill with 5 ring gas hob, integrated fridge/freezer as well as a new dishwasher. Dining area with fitted carpet, Rear aspect balcony over looking the properties rear garden. Radiator and ceiling light.

#### LOUNGE

3.45m x 2.69m (11'4" x 8'10")

With fitted carpet, Front aspect double glazed window, radiator and ceiling light.

#### BATHROOM

1.93m x 1.70m (6'4" x 5'7")

Offering bath with overhead shower, Sink basin and low level W/C. Radiator, ceiling light and extractor.

### SECOND FLOOR

#### BEDROOM

3.81m x 3.07m (12'6" x 10'1")

With fitted carpet, Front aspect double glazed window, radiator and ceiling light.

#### BEDROOM

4.78m x 2.03m (15'8" x 6'8")

With fitted carpet, rear aspect dual sky lights, radiator and ceiling light.

#### OUTSIDE

The rear garden offers a large flagged area with fenced border. To the front of the property there is off road parking.



For full EPC please contact the branch

