



FOLLOW  **LLS**

10 James Grundy Avenue, Stoke-On-Trent - ST4 8ZE

In Excess of £195,000

A modern and well presented two bedroom semi detached house located on the popular Trentham Lakes development and being ideally suited to a first time buyer or buy to let investor. The current owners have maintained the property to a good standard with contemporary decor as well as replacing the fitted kitchen and landscaping the rear garden to create an excellent outside entertaining space.

The house is entered via a reception hallway having composite entrance door and stairs leading to the first floor. There is a useful ground floor WC and off the hallway is located the kitchen which has been re-fitted with contemporary black units and having integrated appliances including electric oven and grill, fridge freezer and four ring induction hob with extractor hood over.

The sitting room sits to the rear of the house providing space for lounge furniture as well as table and chairs with glazed double doors leading out to the rear garden. To the first floor is a central landing with loft access as well as two double bedrooms which are both served by the bathroom fitted with white suite comprising panel bath with shower over and glass screen, pedestal wash basin and WC.





The property has one parking space directly in front of the house with further visitor space shared with the neighbouring number 12. To the rear of the house is a South facing garden which captures the best of the day's sun and has been designed for low maintenance with a large patio area adjacent to the house, raised border and further composite deck seating area. An access gate to the rear leads around the neighbouring garden.

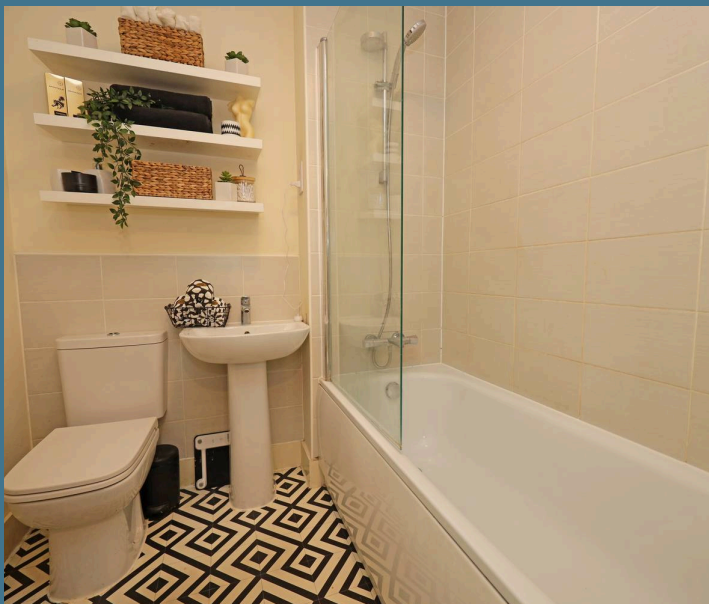
The Trentham Lakes estate has proven to be very popular being conveniently located with an easy reach of the Potteries towns and wider road networks. Immediately local amenities include an Aldi supermarket as well as the Hem Heath pub with the ever popular Trentham Gardens and retail village just a mile down the road.

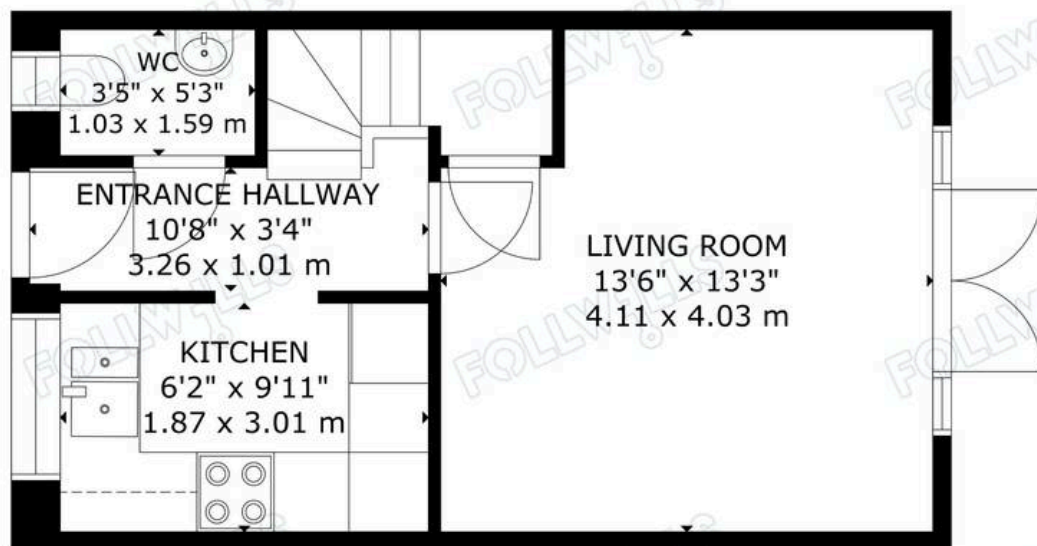
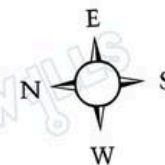
We are advised by the vendor that an annual contribution is made by residents for the upkeep of communal areas including the park. We are awaiting confirmation on figures.

Council Tax band: B

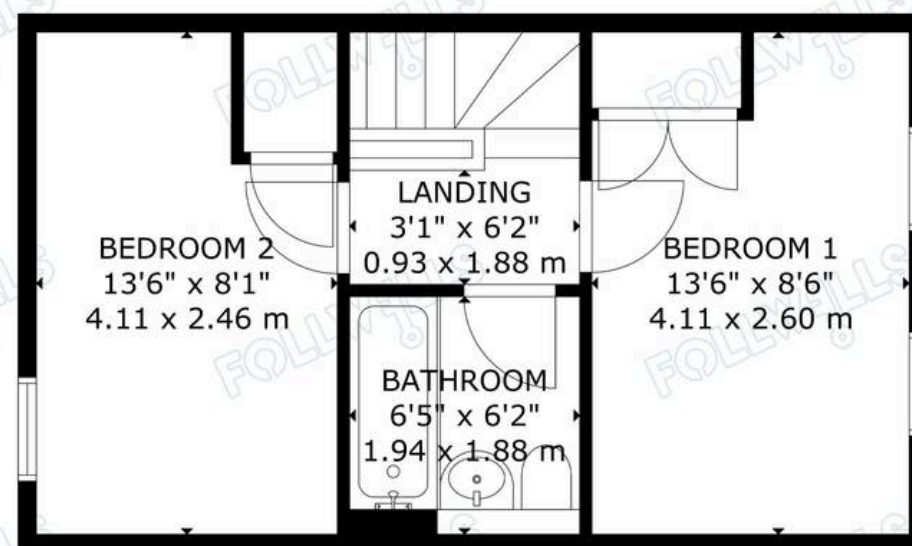
Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR



FIRST FLOOR