



25 James Grundy Avenue, Stoke-On-Trent, ST4 8ZE
£316,500

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



The property is situated on the popular Trentham Manor development, offering excellent access to major transport and commuter networks. Additionally, it is conveniently located within a short distance from the leisure and retail facilities of Trentham Gardens,

ENTRANCE HALL

Stairs to first floor, storage cupboard

LOUNGE DINING AREA 24'6" x 10'5" (7.48 x 3.18)

Fitted carpet, two radiators, uPVC double glazed window to the front and rear and uPVC French doors to the rear garden aspect. feature fire, ceiling lights.

KITCHEN AREA 11'4" x 7'1" (3.46 x 2.16)

Fitted with a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink one and a half sink drainer unit with chrome mixer tap. uPVC double glazed window to the front aspect and inset ceiling lights. Integrated oven, gas five ring hob with stainless steel extractor canopy over. Integrated fridge, freezer and dishwasher.

CLOAKROOM WC

Low level WC, wash hand basin

UTILITY 5'2" x 5'0" (1.58 x 1.54)

door to the side aspect, plumbing for a washing machine, wall units and work surface. Wall mounted gas boiler servicing the domestic hot water and central heating system

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM

Double glazed window, carpet flooring, juliet balcony, fitted wardrobes

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM

Double glazed window, carpet flooring

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BATHROOM

Four piece suite consisting of a bath with panelled side and hand held shower attachment, pedestal hand wash basin and a WC. Double shower enclosure, tiling, uPVC double glazed window to the rear and a heated towel rail.

OUTSIDE

The rear garden has a flagged patio seating terrace opening onto an area of lawn, all enclosed by close boarded fencing.



Ground Floor



First Floor