



ESTATE AGENTS

... the key to a successful move



Menai Grove, Sandford Hill, Stoke-On-Trent, ST3 1UD

**Offers in the
region of
£210,000**

* A FANTASTIC THREE BEDROOM DETACHED HOUSE

* SPACIOUS LOUNGE

* KITCHEN, CONSERVATORY

* DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING

* SOUTH FACING GARDEN TO THE REAR.

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Menai Grove, Sandford Hill, Stoke-On-Trent,

ACCOMMODATION

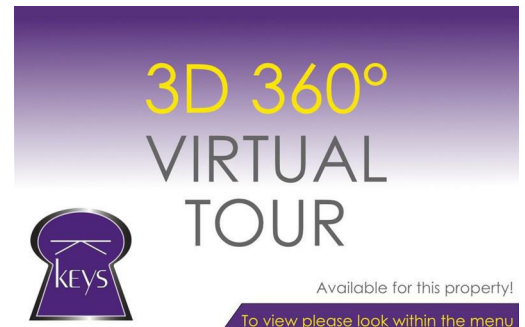
DESCRIPTION

What a fantastic opportunity purchase this beautifully presented detached house, located in the sought-after Menai Grove, Longton, close to a variety of amenities. This property comprises an entrance hall, kitchen and a lounge leading to the conservatory, perfect for entertaining guests or simply relaxing with your loved ones. The first floor has three good sized bedrooms and a modern bathroom. There's plenty of space for a small family or guests to stay over.

The house features a modern design, ensuring a stylish and comfortable living environment. The corner plot location provides privacy and a sense of exclusivity, as the property is not overlooked. One of the highlights of this lovely home is its south-facing garden, ideal for enjoying sunny days and al fresco dining.

This property comes with an abundance of storage space means you can keep your belongings neatly organized without cluttering your living areas. The loft has been fully boarded, under stairs storage and the airing cupboard to provide additional storage space. There is also the added benefit that the windows and fascia's boards have all been renewed.

This property is ready to move into, allowing you to settle in quickly and start enjoying all that it has to offer. Don't miss out on the opportunity to make this delightful house your new home in Menai Grove.



Menai Grove, Sandford Hill, Stoke-On-Trent,



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Menai Grove, Sandford Hill FLOOR PLAN



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