



18, Danehill Grove, Stoke-On-Trent, ST4 4RE



Asking Price £199,950

A mature semi-detached bungalow in a popular location on the edge of Hanford within walking distance of a host of amenities and ideally placed for commuting throughout The Potteries. This is a good size property which has previously been extended to the rear and offers well appointed accommodation featuring a good size lounge, modern kitchen with fitted appliances, two extended bedrooms and bathroom / wet room. Step outside and you will discover a larger than average garden which is purpose designed for maximum enjoyment and minimum maintenance, being hard landscaped and wheelchair accessible throughout. Modern gas central heating and upvc double glazing throughout. Slightly elevated position with off road parking for one car and wheelchair lift from pavement to the front garden,. Offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall
Reception area with glazed upvc door and wood effect flooring.

Lounge
A good size living room which has a large window to the front enjoying slightly elevated views, chimney breast with traditional style fire surround, marble inset and hearth and living flame gas fire. Radiator.

Kitchen
The kitchen features a range of traditional style wall and base cupboards with Shaker style oak doors and coordinating grey granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor and eye level electric double oven. Space for an upright fridge / freezer and plumbing for a washing machine. Ceramic tile floor and part tiled walls, window to the front of the bungalow and half glazed upvc 'back door'.

Bedroom 1
Double bedroom which is extended to the rear and overlooks the back garden. Built-in wardrobes to one wall. Radiator.

Bedroom 2
Walk-thru dressing area with built-in wardrobes to one wall, leading through to the bedroom with rear facing window and glazed door to the back garden. Radiator.

Bathroom
The bathroom had previously been adapted as a wet room but has been re-configured to include a corner bath with shower over, vanity basin & WC. Ceramic tiled walls and wet room style flooring. Could easily be re-instated as a wet room if required. Window to the side of the bungalow (replaced in 2025). Radiator.

Outside
The bungalow is in a cul-de-sac location on the edge of Hanford, walking distance to locals shops and amenities, walking distance to Trentham Gardens and has several bus services available virtually on the doorstep. The property is slightly elevated from the road and has been adapted for previous residents to cater for mobility issues, having a wheelchair compatible lift from road level onto the frontage. Off road parking for one car and supply in-situ for an EV charger if required. The whole of the garden and outside space has been adapted for wheelchair access with ramps to all areas of the garden. The garden is hard landscaped all over with several patio and sitting areas and a detached pre-cast single 'garage' / workshop which has an electrical connection. (note there is no vehicular access to the garage).

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating

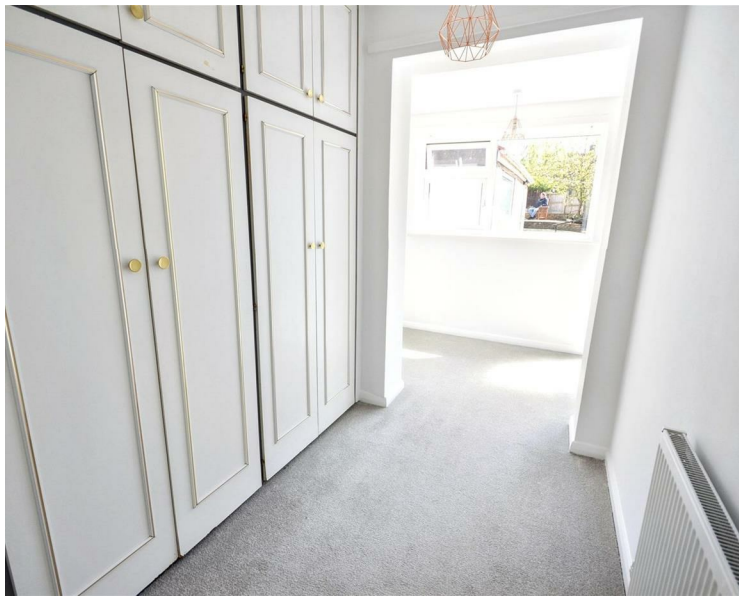
The flat roof over the rear extension was renewed in 2024.

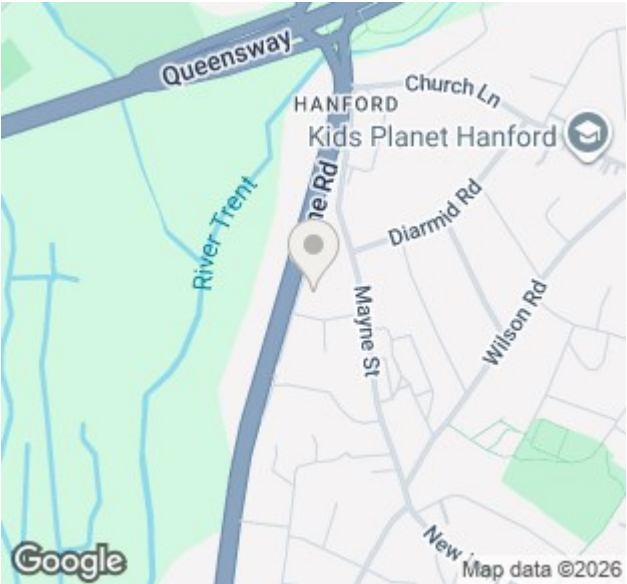
Tenure; Freehold

Council Tax Band B - Stoke-on-Trent

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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