



4 Ramage Grove, Stoke-On-Trent

£195,000 Freehold



Three bedroom semi-detached in Stoke-on-Trent, perfect for first-time buyers, upsizers, or downsizers, with no chain and ready for a loving family to move in. • Cosy lounge with classic fire, dining room flowing into a sunlit conservatory, and a modern kitchen with sleek cabinetry, 4-burner gas hob, oven, and ceramic wash basin with drainer. • Two double bedrooms with built-in storage, a versatile third bedroom ideal as nursery, office or hobby room, and a family bathroom with straight panel bath, pedestal wash hand basin, and W/C. • Beautifully maintained rear garden with patio and lawn, front driveway for secure parking, and a handy garage for storage or hobbies. • Fantastic location close to Longton town centre, local shops, schools, healthcare, major road links (A50, A34, M6) and nearby train stations for commuting.



Pull up to Ramage Grove and feel like the **bee's knees!** This three bedroom semi-detached is the full **kit-and-caboodle**, a driveway and garage to keep your wheels safe and sound and living spaces that'll have you **grinning from ear to ear**. Ready to move in with no chain and start making memories straight away. Perfect for anyone who likes their home to be the **cat's pyjamas**, charming, practical, and utterly delightful.

Step inside to home sweet home! The lounge is snug as a bug in a rug, with a cosy fire. Wander into the dining room, sunlight pours in through the glazed door which opens like a into the conservatory. The kitchen is a proper treat, with traditional white cabinets, stacks of storage, and contrasting worktops, and fitted appliances including oven, gas hob and cooker hood, with further appliance space, and super handy walk in pantry. Cooking here is pure joy from start to finish.

Upstairs, you'll find three delightful bedrooms, two of which are doubles with built-in wardrobes perfect for keeping everything tidy as a pin. The family bathroom is fit for a queen (or king!), with bath for relaxing soaks, pedestal wash hand basin, and a W/C.

Step outside to the rear garden, and you'll feel like you've stumbled into your very own **slice of paradise**. Brimming with greenery, this well-maintained space is a breath of fresh air, with tiered lawns and generous patio seating area. To the front, parking is well served with both the driveway and garage.

When it comes to location, you'll be **sitting pretty!**

Location

Lightwood & Normacott are sought-after residential suburbs located to the **south of Stoke-on-Trent**, within easy reach of Longton, Meir and Trentham. With an elevated position, parts of Lightwood & Normacott enjoy **attractive views** across the Potteries and surrounding Staffordshire countryside.

Offering a **good range of local amenities** for everyday living. There are several convenience stores, takeaways, cafés and local pubs nearby, with larger supermarkets and retail options in nearby Longton and Meir. **Well-placed for access to green spaces** such as Longton Park, Park Hall Country Park and the wider countryside surrounding Meir Heath and Rough Close. For families, there is a **good selection of sought after schooling**.

Excellent **commuter connections** across North Staffordshire and beyond. The **A50 dual carriageway is just minutes away**, providing quick access to the **A500 and M6 motorway** network for travel towards Derby, Stafford, Birmingham and Manchester. **Stoke-on-Trent's mainline station** provides direct routes to London, Birmingham and Manchester.



Be the Bee's Knee's here at Ramage Grove! Three bedroom semi detached with gorgeous gardens, spacious living, kitchen with walk in pantry, crisp white bathroom, driveway and garage! Be the cat's whiskers by choosing the cream of the crop!

Council Tax band: C

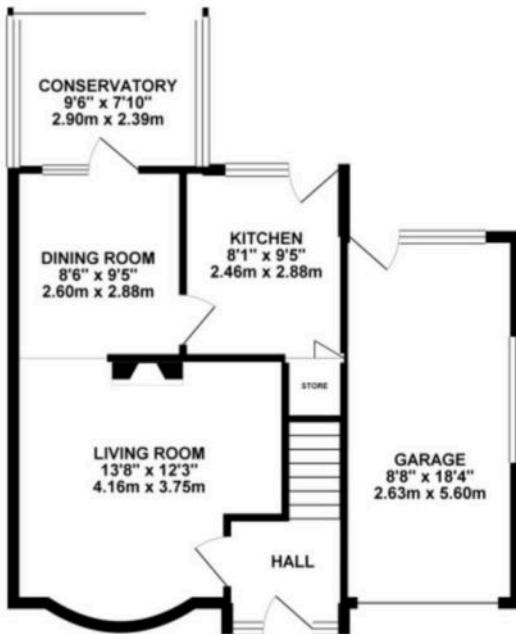
Tenure: Freehold

EPC Energy Efficiency Rating: D

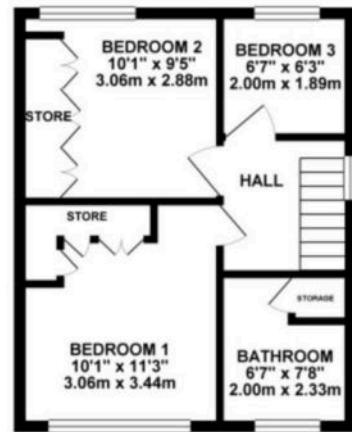
EPC Environmental Impact Rating:



GROUND FLOOR 607.47 sq. ft.
(56.44 sq. m.)



1ST FLOOR 344.18 sq. ft.
(31.98 sq. m.)



TOTAL FLOOR AREA : 951.65 sq. ft. (88.41 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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