



5 Crompton Grove, Stoke-On-Trent

£200,000 Freehold



Beautifully presented end-of-terrace home that is perfectly suited for first-time buyers, downsizers, or anyone looking for a space to truly make their own.

- Two generous bedrooms, one of which offering two fitted storage spaces. Plus, a shower room with floor-to-ceiling tiles, a corner shower, sink, and W/C.
- Bright living room with double doors leading into kitchen, boasting U-shaped, shaker style cabinetry and integrated appliances including a fridge/freezer, dishwasher, and washing machine.
- Bright conservatory with the perfect blend of indoor and outdoor living, continuing to the South-East facing garden with gravelled and patio seating spaces and a lush grass lawn.
- Off-road parking on the driveway leading to a single garage. Beautiful Trentham location with nearby amenities, schools, and excellent travel links.



You are gold, gold. Always believe in your soul, and when it is as soul-warming as this, you'll have no choice but to stop and explore for yourself. This beautifully presented two-bedroom end-of-terrace home is located on Crompton Grove, Trentham, and is perfectly suited for first-time buyers, downsizers, or anyone craving a space that is truly their own.

Enter into an entrance hall, featuring a fitted storage space that's ideal for storing coats and shoes. The living room is a bright and fresh space with double doors leading into a practical U-shaped kitchen offering traditional shaker-style cabinetry and integrated appliances, including a fridge/freezer, washing machine, and dishwasher. The conservatory to the rear is the perfect balance of indoor and outdoor living and is ideal for sitting down to relax after a long day.

Upstairs is home to two spacious bedrooms, one of which offers two fitted storage spaces. The shower room boasts floor-to-ceiling tiles, a corner shower, a sink, and a W/C.

A beautifully maintained South-East facing rear garden awaits with gravelled and patio seating spaces, a lush grass lawn, and plenty of spaces to pot and plant. To the front, a driveway offers off-road parking and leads to a single garage for secure storage.

Location

Trentham lies to the **South of Stoke-on-Trent** and offers a perfect mix of modern living, green surroundings and excellent amenities. Known for its attractive residential streets and family-friendly atmosphere with local schools, including well regarded **Trentham Academy** and several highly rated primaries

At the heart of the area is **Trentham Gardens and Shopping Village**, a renowned destination featuring independent boutiques, restaurants, cafés, a garden centre and the award-winning Trentham Estate – ideal for walks, leisure and family days out. Additional amenities include shops, bars and eateries as well as the popular 18-hole Trentham Golf Club.

Trentham benefits from easy access to the **A34, A50 and M6**, as well as main line rail stations in Stoke and Stafford making it ideal for commuters.



You have just hit the gold jackpot here with this beautifully presented two-bedroom end terrace in Trentham with conservatory, practical kitchen, south-east garden, garage, and driveway. Ideal for first-time buyers or downsizers. Fantastic location near amenities, schools, and travel links.

Council Tax band: B

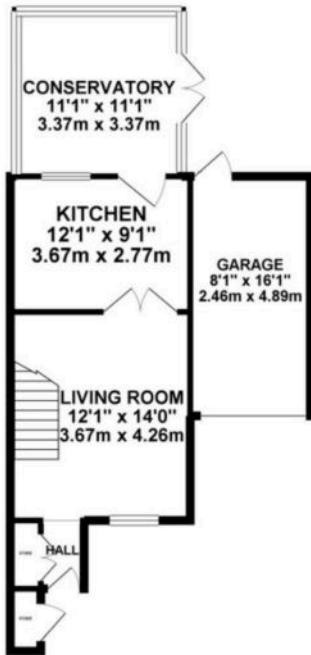
Tenure: Freehold

EPC Energy Efficiency Rating: D

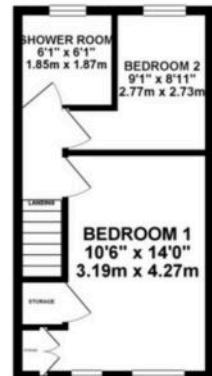
EPC Environmental Impact Rating: D



GROUND FLOOR 561.07 sq. ft.
(52.13 sq. m.)

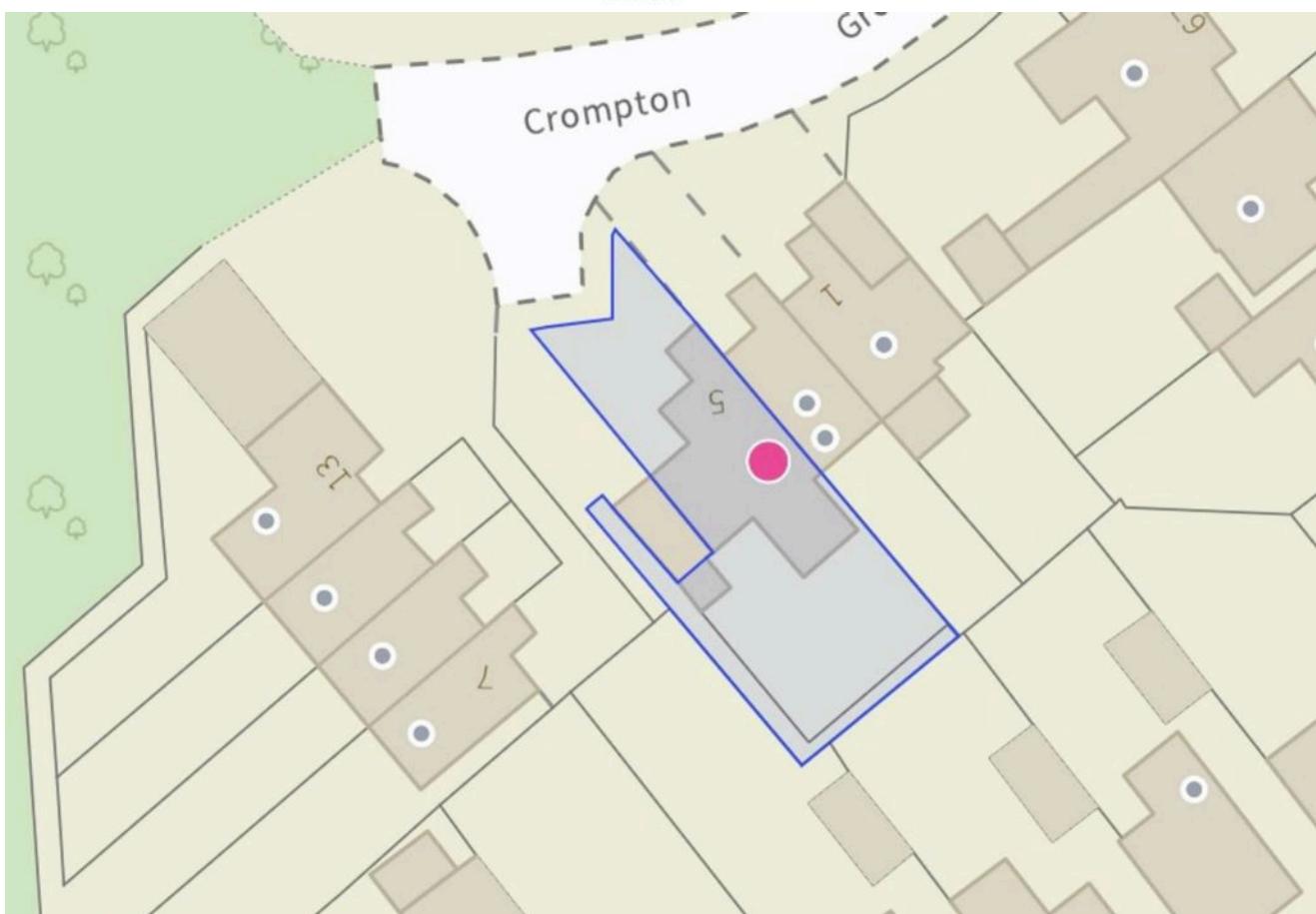


1ST FLOOR 277.16 sq. ft.
(25.75 sq. m.)



TOTAL FLOOR AREA : 838.24 sq. ft. (77.87 sq. m.) approx.

Every effort has been made to ensure the accuracy of the floorplan contained here. Measurements of distances, areas and angles are approximate. The floorplan is for illustrative purposes only and should be used in conjunction with the sales particulars. The floorplan is not to scale and no guarantee is given as to their operability or accuracy can be given.
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