



3 Crompton Grove, Stoke-On-Trent

£170,000 Freehold



Two generously sized bedrooms including one double with fitted storage spaces and a single that's perfect for a guest room, office, or dressing room. Plus a bathroom with bath/shower duo. • South-East facing rear garden with patio seating space, lush grass lawn, and path providing access to the front for bins. • Terraced home that is ready for you to come and add your own stamp! Perfect for first-time buyers, downsizers, or anyone wanting their own space. • Entrance hall, living room with open staircase and seamless flow to kitchen/diner! All offered for sale with no upwards chain! • Added bonus of a driveway with off-road parking, leading to a single garage that's perfect for secure storage.



Cue the music... because this home on Crompton Grove has you **"Singin' in the Rain"** with joy the moment you arrive! Step up to this charming **two-bedroom terraced home in the ever-popular Trentham**, where life feels a little lighter, a little brighter, and perhaps even worthy of a spontaneous pavement dance (umbrella optional!).

Jump straight into the action with an entrance hall that's perfect for kicking off coats and shoes. The living room features an open staircase and a seamless flow into a kitchen/dining space, currently home to an L-shaped kitchen. This home is the perfect opportunity for someone to come straight in and make it their own, whether you're a first-time buyer, a downsizer, or anyone simply looking for their own serene space.

Upstairs is home to a generously sized master bedroom with two fitted storage spaces; a further single bedroom awaits, perfect for a guest room, office, or your very own dressing room. The bathroom offers a bath/shower duo, sink, and W/C.

Outside, a South-East facing garden awaits with a lush grass lawn, patio seating space, and a path providing access to the front for bins. This home boasts a driveway with off-road parking and its very own single garage that is ideal 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.



Charming two-bedroom terrace in Trentham with open-plan living, south-east garden, driveway, garage, and great local amenities. Ideal for first-time buyers or downsizers. Excellent transport links.

Council Tax band: B

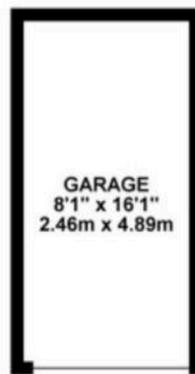
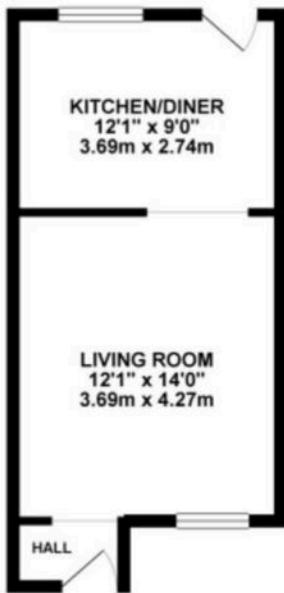
Tenure: Freehold

EPC Energy Efficiency Rating: D

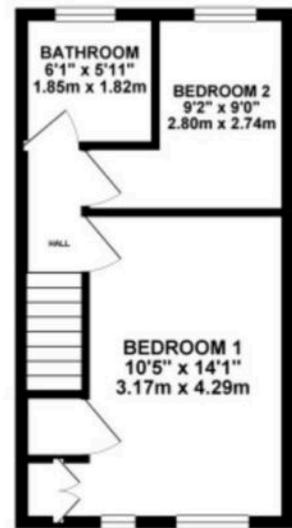
EPC Environmental Impact Rating: D



GROUND FLOOR 423.05 sq. ft.
(39.30 sq. m.)

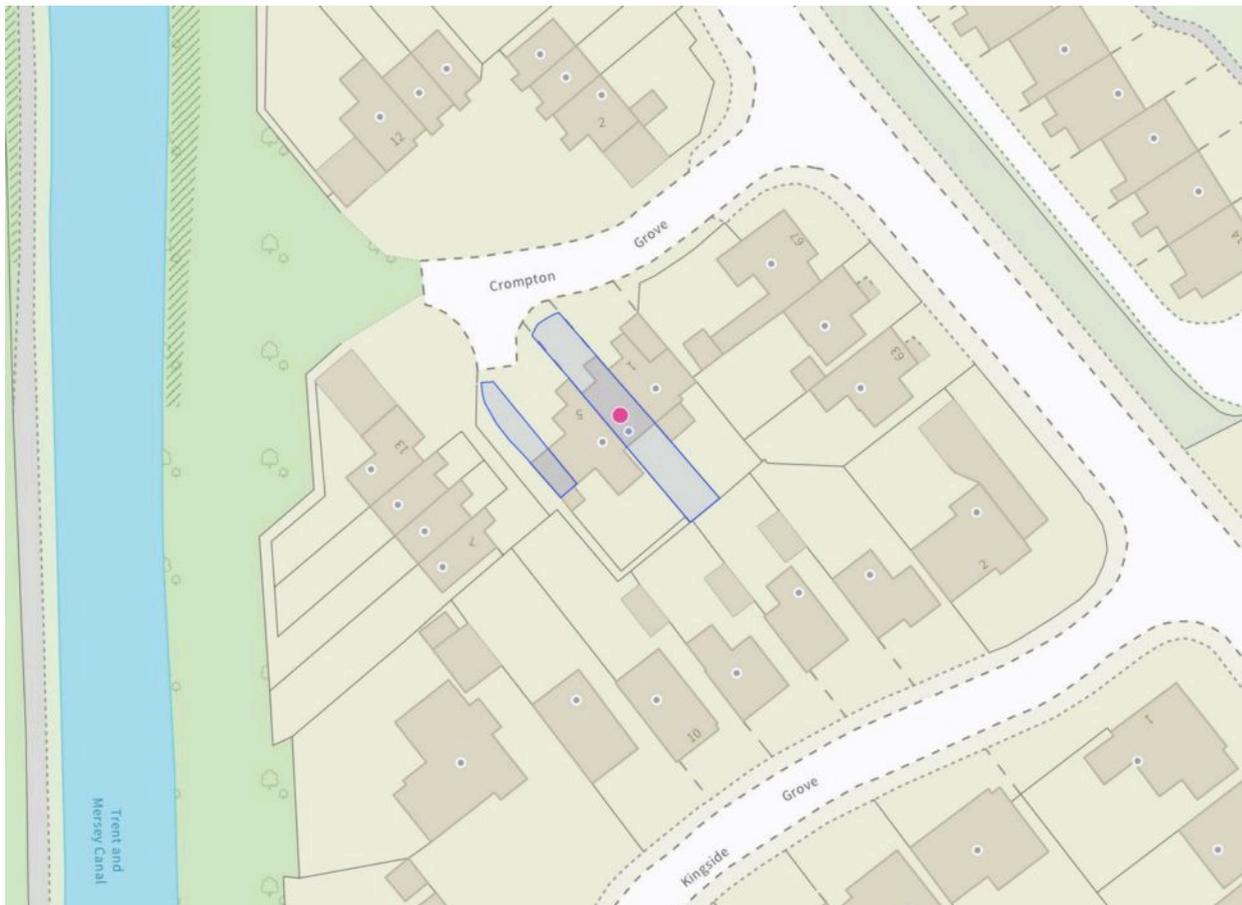


1ST FLOOR 278.20 sq. ft.
(25.85 sq. m.)



TOTAL FLOOR AREA : 701.25 sq. ft. (65.15 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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