



2 Grisedale Close, Stoke-On-Trent

£185,000 Freehold



Semi-detached on Grisedale Close, Stoke-on-Trent...flexible, bright, and stylish, ideal for first-time buyers, upsizers & downsizers. • Living room with bow window, glazed sliding doors & modern wall-mounted fireplace, kitchen/diner with white cabinetry, integrated appliances, plus separate utility for extras. • Originally 3 bedrooms (now two, and easily converted back), built-in storage, flexible layout, plus modern bathroom with L-shaped bath and shower combination, pedestal wash hand basin & WC. • South-West facing garden with lawn & patio, gated side parking, block-paved driveway & neat front lawn...perfect for entertaining or relaxing. • Prime location, close to shops, schools, transport links & amenities, combining convenience with a peaceful setting.



"Simply the Best, Better Than All the Rest!"

That's exactly what this semi-detached home on **Grisedale Close, Stoke-on-Trent** is...**simply the best** place to call home! Originally a three-bedroom and easily convertible back, this property offers flexible living that hits all the right notes for first-time buyers, upsizers, and downsizers alike.

Step into the **living room**, a bright and airy space designed to lift your spirits. The elegant bow window brings the outdoors in, while a glazed sliding door provides a seamless connection to the garden, perfect for everyday living or entertaining. A sleek, **modern wall-mounted fireplace** adds warmth and style, making this **simply the best** setting for both relaxation and hosting guests.

The **kitchen/diner** is a showstopper, with sleek white cabinetry paired with contrasting worktops, ready to perform every meal like it's opening night! Featuring a ceramic sink, built-in washing machine, cooker, induction hob, fridge, freezer, microwave, and extractor fan, it's a culinary stage set for success. The separate **utility room** offers ample space for additional appliances, keeping everyday essentials neatly tucked away and the main living areas clutter-free.

Upstairs, you'll find **two generously sized bedrooms**, originally three, providing excellent flexibility for families or home working. One bedroom was previously partitioned and can be easily converted back, offering additional space as needed. Built-in storage adds convenience, while the modern **bathroom** features an L-shaped bath and shower combination, pedestal wash hand basin, and WC.

Step outside and the **garden hits the high notes**, with a glorious South-West facing aspect to soak up the sun. With a mix of lawn and patio, it's **simply the best** space for alfresco dining, entertaining, or relaxing in peace. Secure gated parking sits to the side, with additional block-paved driveway space at the front, complemented by a neat lawn, completing a home that truly **lives up to the song name: Simply the Best**.

Location

Situated in the south-east of Stoke-on-Trent, this well-placed residential area is within easy reach of Longton and Trentham.

The area offers 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 available in Longton and Meir. It is also well positioned for access to green spaces such as Longton Park, Park Hall Country Park, and the wider countryside around Meir Heath and Rough Close. For families, there is a good selection of well-regarded schooling options.

There are excellent commuter links 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 offers direct rail services to London, Birmingham



“Simply the Best!” This semi-detached on Grisedale Close, Stoke-on-Trent boasts a bright living room with bow window & modern fireplace, kitchen/diner, utility, 2 flexible bedrooms (originally 3), modern bathroom, SW garden, parking—great for first-time buyers, upsizers & downsizers. Ideal location close to shops, schools & transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

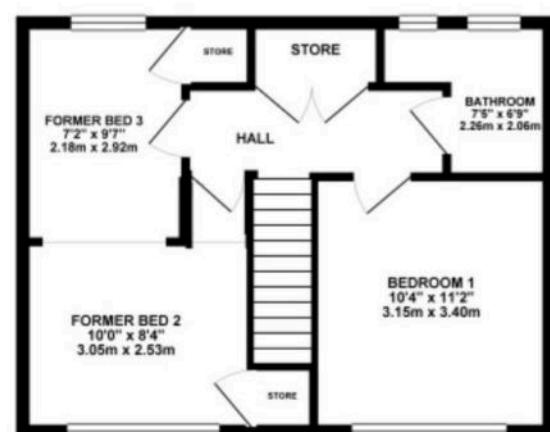
EPC Environmental Impact Rating:





GROUND FLOOR 418.47 sq. ft.
(38.88 sq. m.)

1ST FLOOR 405.14 sq. ft.
(37.64 sq. m.)



TOTAL FLOOR AREA : 823.61 sq. ft. (76.52 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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