



22 Bainbridge Road, Trentham

£210,000 Freehold



Semi-detached bungalow sitting in the heart of the sought-after Trentham. Within walking distance of Trentham Gardens, top rated schools, shops, eateries, and excellent nearby travel links. • Two generously sized bedrooms that offer versatile space for a dining space, a guest room, a study, or a creative hobby room. Shower room with corner shower plus a sink and a W/C. • Bright, dual-aspect living room with a glazed door and floor-to-ceiling windows overlooking the garden, practical L-shaped kitchen and a conservatory with stunning garden views. • Low-maintenance South-West facing rear garden with patio seating space and decorative slate and gravel areas. Block-paved driveway with off-road parking and a single garage that's ideal for storage. • This beautiful home is ready for someone to move straight in and have their forever home and is being offered for sale with no upward



Every great journey begins with a bridge. Some bridges take you across rivers, others over valleys, but the best ones lead you home. So, step across the bridge to your next chapter and discover this charming two-bedroom semi-detached bungalow on Bainbridge Road, perfectly positioned in the beating heart of Trentham, with bright interiors and a beautifully maintained South-West facing garden. Along with all this beautiful bungalow has to offer, it is also offered for sale with no upward chain and is ready for you to move straight in!

Inside you will discover a bright dual-aspect living room with a glazed door leading to the garden, floor-to-ceiling windows and a feature fire surround that invites you to sit round and relax. The kitchen features convenient L-shaped cabinetry with plenty of storage space, room for appliances, and a four-burner gas hob and oven. A door leads out to the conservatory where you have views of the garden beyond, perfectly blending the indoors and outdoors. Two generously sized bedrooms await, offering perfect space for a dining space, a guest room, a study, or a creative hobby room. The shower room has floor-to-ceiling tiling, a corner shower, a sink, and a W/C.

Continue outside to a low-maintenance South-West facing rear garden with patio seating spaces, decorative gravel and slate areas, and easy borders with no overlooking properties to the rear. The bungalow offers a stunning frontage with decorative gravel and mature shrubs, plus a block-paved driveway with ample off-road parking that leads down to a single garage.

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.



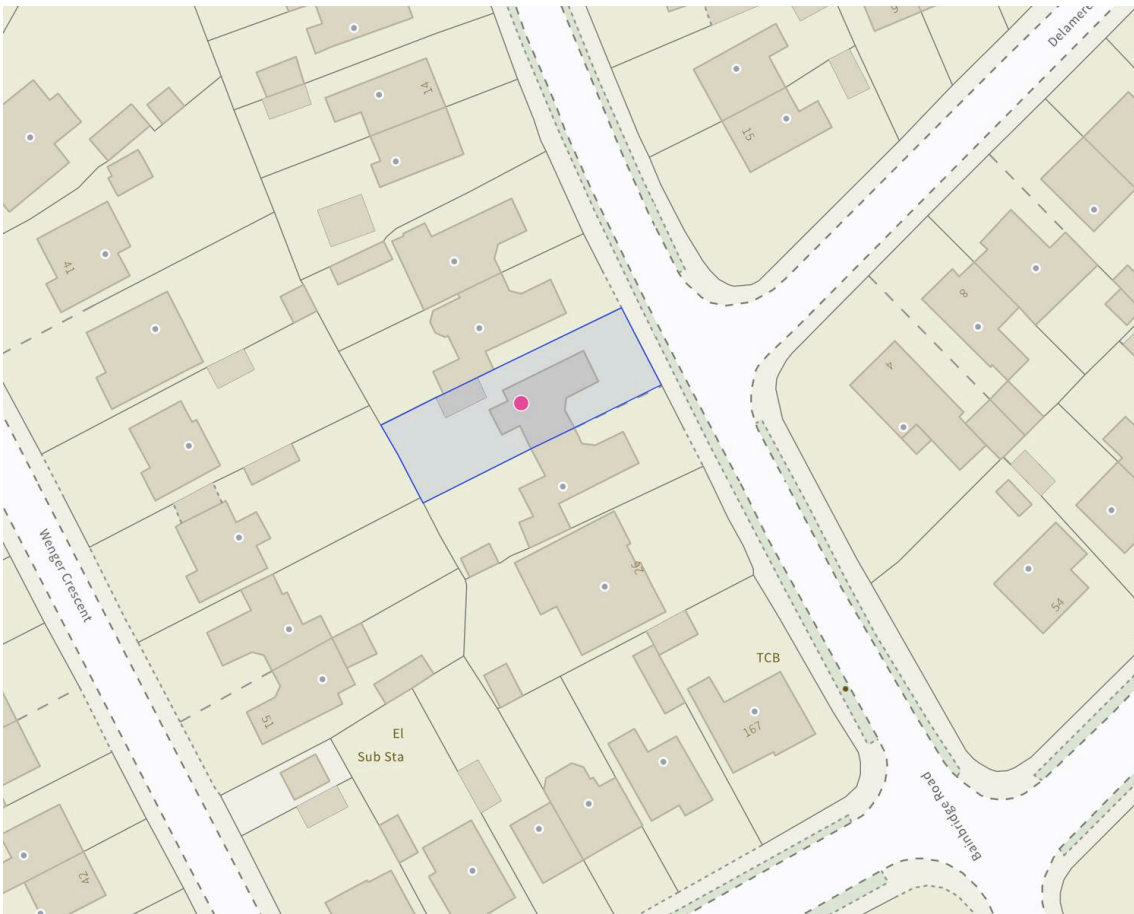
Beautifully presented two-bed semi-detached bungalow in central Trentham with bright interiors, SW-facing garden, driveway, garage, no chain, and easy access to amenities, schools, and transport links. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR 813.37 sq. ft.
(75.56 sq. m.)



TOTAL FLOOR AREA: 813.37 sq. ft. (75.56 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, contents and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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