



## 45 Wenger Crescent, Stoke-On-Trent

£340,000 Freehold



A modern 2-bed detached bungalow on Wenger Crescent, Trentham, perfect for downsizers seeking stylish, low-maintenance living. • Lounge diner with real flame fire & glazed sliding doors to garden. Contemporary kitchen with wood grain worktops, integrated appliances & ceramic sink. • Two bedrooms, one with fitted wardrobes, second with glazed sliding doors to garden. Sleek shower room with walk-in shower, WC & wall-mounted basin with vanity unit. • North-east facing garden with lawn & patio, well maintained and ideal for relaxing. Garage for storage plus block paved driveway for multiple cars & front lawn for kerb appeal. • Located in sought-after Trentham, within walking distance to Trentham Gardens, shops & amenities, offering a brilliant lifestyle location with everything close at hand.



**Shoot for the moon... because here on Wenger Crescent in Trentham, we've found a home that's truly out of this world!** Positioned in a lovely location and within walking distance of Trentham Gardens, this modern two-bedroom detached bungalow is perfect for those looking to downsize without compromise, because who says scaling down means settling for less?

Step inside and you'll be over the moon as you glide effortlessly from room to room, with a layout that flows in perfect orbit around comfortable and well-proportioned living spaces...no stairs, no stress, just easy living at its finest.

The lounge diner is a stellar hub of the home, complete with a real flame living fire to keep things toasty on those chilly evenings, while glazed sliding doors open up and invite you to gaze out across the garden, bringing the outside in, day or night. The kitchen is ready for lift-off and finished with contemporary wood grain effect worktops, an induction hob, oven, microwave, fridge, dishwasher and a ceramic one and a half sink with drainer, everything you need to cook up your own culinary constellations.

Moving through, you'll discover two fabulous bedrooms. One bedroom comes complete with fitted wardrobes, while the other also boasts glazed sliding doors overlooking the garden, perfect for guests, hobbies or simply enjoying your own peaceful retreat. To complete the inside, the shower room is sleek and stylish, featuring a walk-in shower, WC and a wall-mounted wash hand basin with vanity unit, keeping everything streamlined and shipshape.

Step outside and the garden becomes your own little universe... a beautifully maintained North-East facing space with both lawn and patio areas, ideal for soaking up the morning sunshine or unwinding under the stars. There's also a garage ready to store everything from tools to telescopes! To the front, a block paved driveway provides parking for multiple vehicles, alongside a neat lawn that adds plenty of kerb appeal, first impressions that are truly written in the stars.

**So, if you're ready to make a move that's simply out of this world, this could be your perfect landing spot.**

### **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.



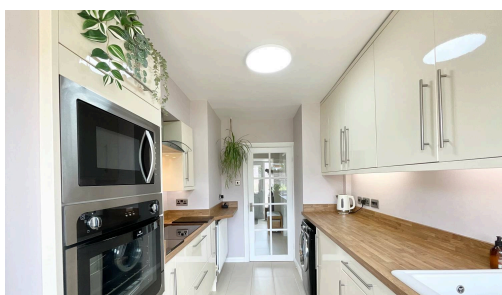
Out of this world! A 2-bed detached bungalow on Wenger Crescent. Lounge diner with fire, stylish kitchen, 2 beds, sleek shower room, garden, garage & drive. Perfect for downsizers! Located in sought-after Trentham, within walking distance to Trentham Gardens, shops & amenities.

Council Tax band: C

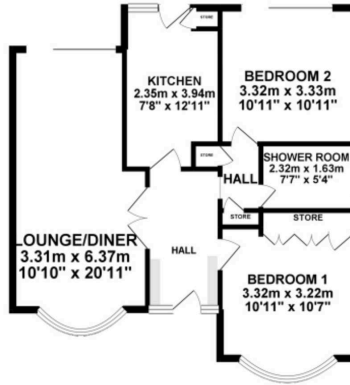
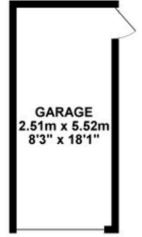
Tenure: Freehold

EPC Energy Efficiency Rating: D

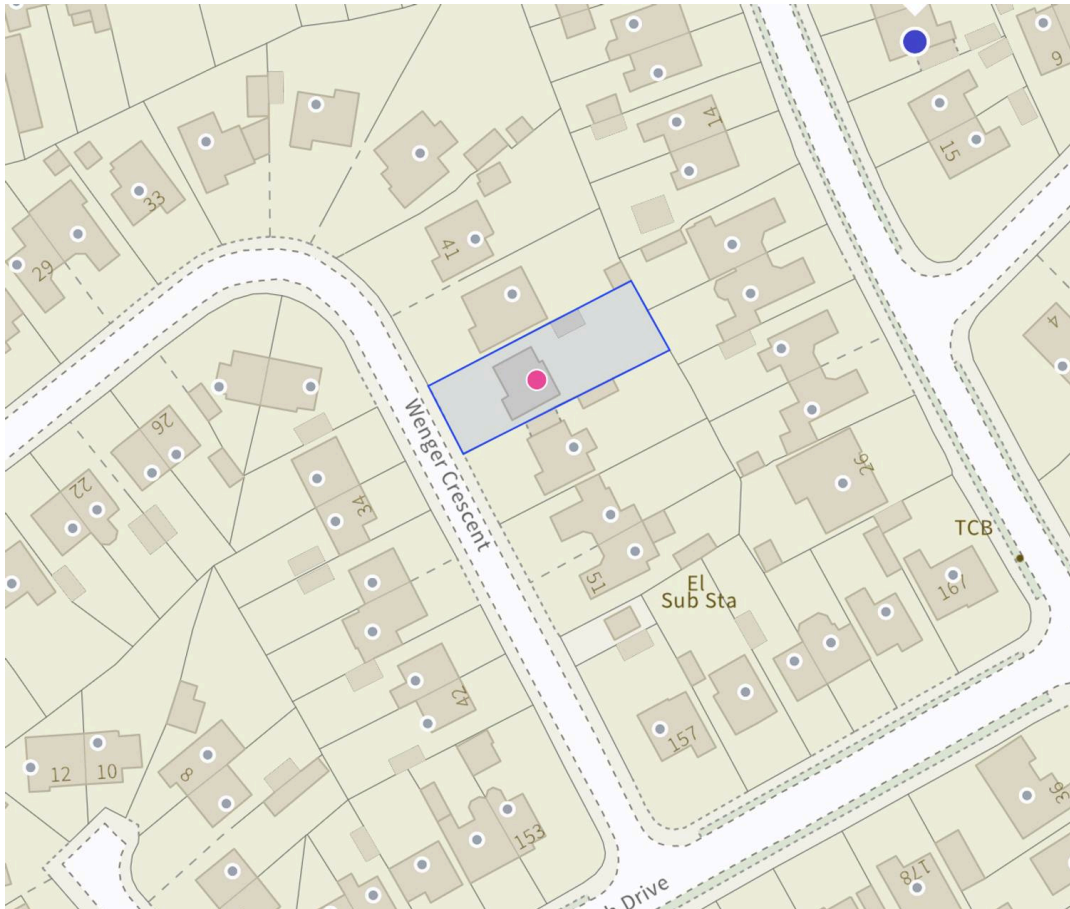
EPC Environmental Impact Rating: D



GROUND FLOOR 78.65 sq. m.  
( 846.57 sq. ft. )



TOTAL FLOOR AREA : 78.65 sq. m. ( 846.57 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan compared to measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over the years.  
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