



47 Cardigan Grove, Stoke-On-Trent

£180,000 Freehold



First time buyers, downsizers and investors are all going to want to cosy up here at Cardigan Grove! • Located in sought after Trentham, you have a great selection of shops, bars, schools, commuter links as well as being walking distance to the renowned Trentham Gardens • Ground floor accommodation including a front facing lounge and a dining kitchen with built in appliances. • First floor with spacious master bedroom and built in wardrobe, further good size bedroom and bathroom. • Driveway providing off road parking and a lovely South facing rear garden



You better get your skates on, never mind a race across the world, there'll be a race across Trentham for this beauty! Perfect for first time buyers, downsizer and investors alike, this two bedroom semi detached does everything it promises and more. With a good size living room to the front, and a dining kitchen to rear having built in appliances including a fridge, a freezer, oven and hob with French doors leading to the rear garden, upstairs there are two bedrooms, with a built in wardrobe to the master bedroom, and a bathroom fitted with a white suite having a mains power shower over the bath. Sitting prettily located in a cul de sac position in the ever popular New Park estate with a drive and garden to the front and a generous South facing garden to the rear. What Trentham doesn't offer isn't worthy of a mention, you'll have everything at your fingertips, shops, bars, lovely countryside walks, schools, the renowned Trentham Gardens hosting a busy calendar of events and excellent commuter links. You'll need to be fast here at Cardigan Grove, make your skates supersonic and get your viewing secured!

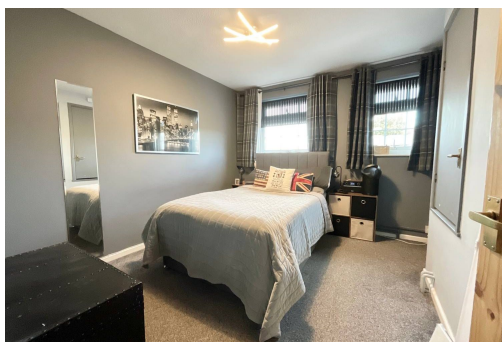


Ideal for first-time buyers or investors, this 2-bed semi-detached in Trentham boasts modern features, built-in appliances in kitchen, and a South-facing garden. Located close to amenities with excellent commuter links. Secure your viewing at Cardigan Grove now! Council Tax band: B

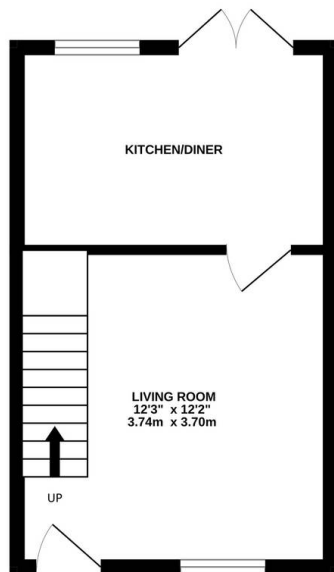
Tenure: Freehold

EPC Energy Efficiency Rating: D

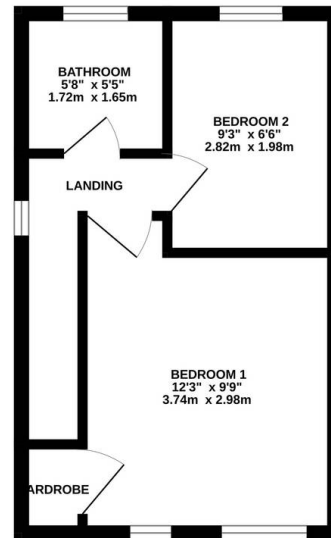
EPC Environmental Impact Rating: D



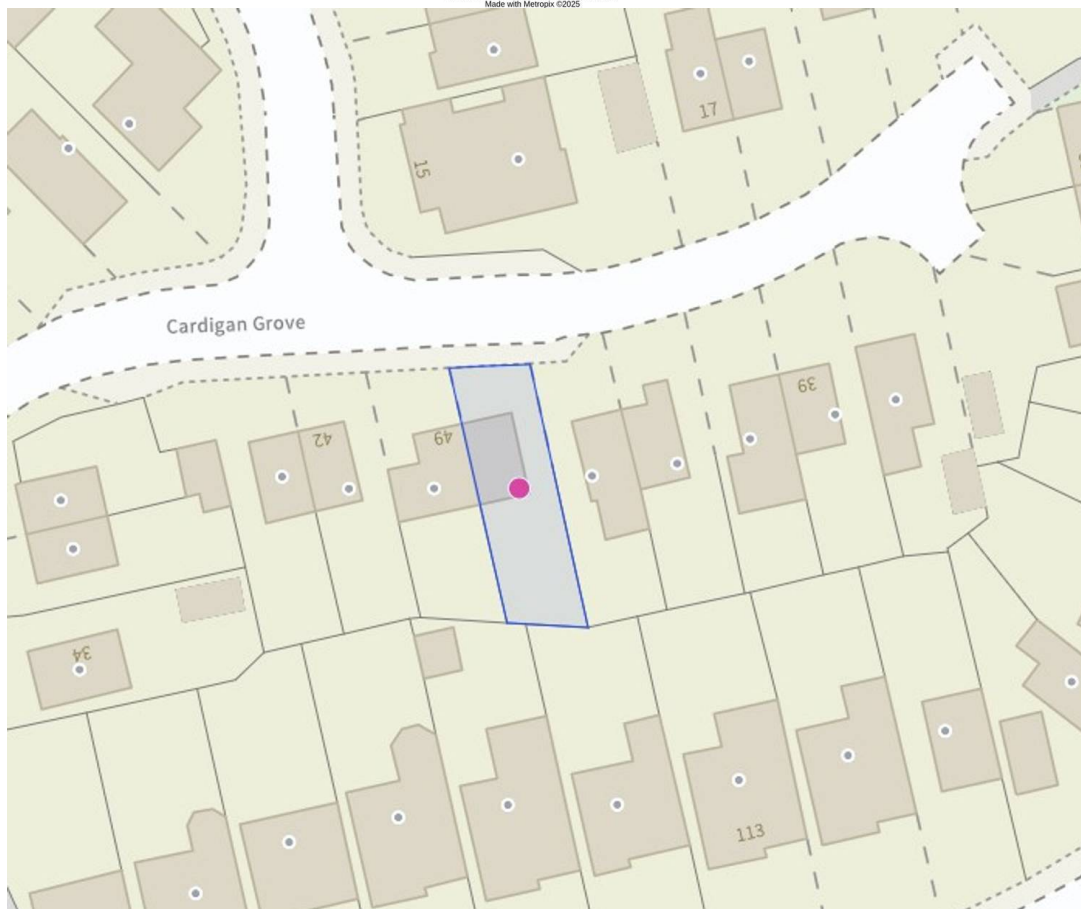
GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.3 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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