



Trent View Grove,
Hanley ST1 3PB

 **OneAgency**

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Offers in Region of £146,000

A three bedroom mid town house located in a cul-de-sac on the outskirts of Hanley which backs onto the River Trent. The property is well presented throughout with great accommodation for a family. The property benefits from a bathroom and shower room, landscaped garden, modern kitchen with open plan to the lounge/dining room and garage! The property has great access to commuter links, schools and amenities. Viewing is highly advised!





Ground Floor

Hallway

3.73m x 1.97m (12' 3" x 6' 6") Entered through a composite front door, radiator, storage under the stairs and tiled flooring.

Utility Area

2.27m x 1.96m (7' 5" x 6' 5") A worktop with stainless steel sink basin, plumbing for a washing machine, space for a fridge/freezer and tiled flooring.

Shower Room

1.97m x 1.59m (6' 6" x 5' 3") A walk in shower unit, pedestal hand wash basin, w/c, tiled walls, double glazed window and tiled flooring.

Bedroom Three

2.65m x 2.18m (8' 8" x 7' 2") A hallway leading to the bedroom, UPVC door to the rear garden, radiator and carpet flooring.

First Floor

Lounge/Diner

7.85m x 2.71m (25' 9" x 8' 11") A double glazed window to the front, sliding door to a juliet balcony, space for a dining table/chairs, radiator and carpet flooring.

Kitchen

2.42m x 2.31m (7' 11" x 7' 7") A range of matching wall and base units with worktops, oven and gas hob with hood over, integral fridge/freezer, double glazed window to the rear and laminate flooring.

Bathroom

1.94m x 1.70m (6' 4" x 5' 7") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level w/c, radiator, double glazed window to the rear and laminate flooring.

Second Floor

Bedroom One

3.82m x 3.09m (12' 6" x 10' 2") A double glazed window to the front, radiator and carpet flooring.

Bedroom Two

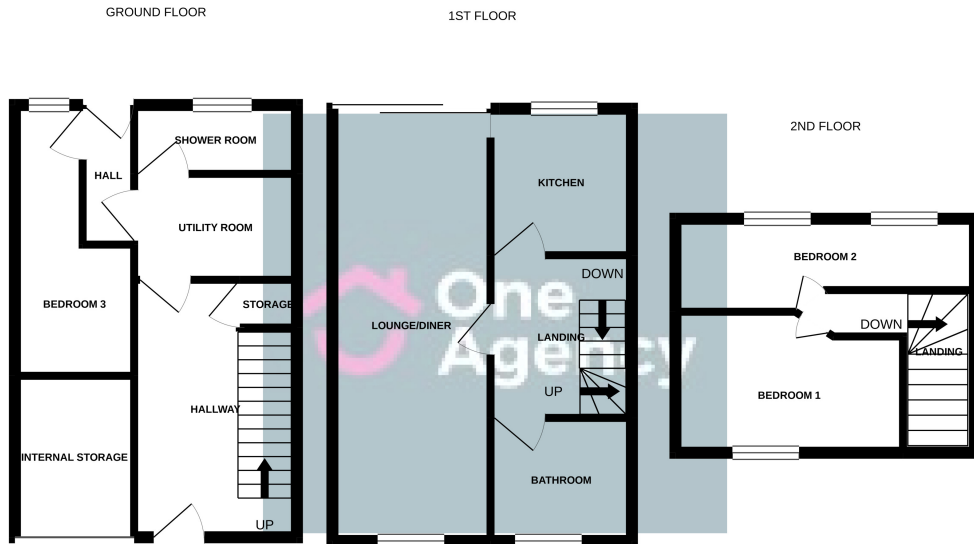
4.78m x 1.56m (15' 8" x 5' 1") Two velux windows to the rear, radiator and carpet flooring.

External

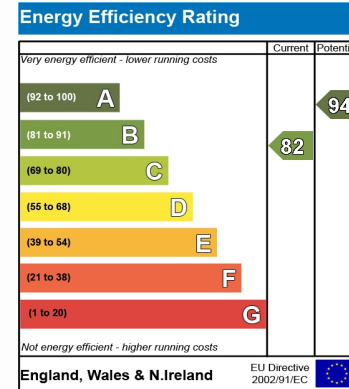
Front - A block paved driveway for off road parking with integral storage space with up and over door.

Rear - A pebbled area for seating and a bbq area, lawned section with shrubs and sleepers with fenced borders.





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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