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Estate Agents

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Letting and Management Specialists



2 Bengal Grove, Trentham, Stoke-On-Trent, ST4 8HS

£200,000

- Two Bedrooms
- UPVC Double Glazing
- Large Rear garden
- No Onward Chain!
- Larger Than Average Plot
- Combi Boiler
- Sought After Location

Situated on Bengal Grove in the popular area of Trentham, this two-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home with a larger than average plot and scope to personalise and improve!

The property offers a practical starting point for a purchaser looking to update the accommodation to their own taste over time.

Further benefits include gas central heating via a combi boiler and UPVC double-glazed windows.
Externally, the larger than average plot is a particular feature. A dropped kerb to the rear side of the property provides access to a short driveway, situated beyond fenced gates.

Offered for sale with no onward chain, this property is well worth considering for first-time buyers, downsizers or purchasers looking for a home with potential in a sought-after Trentham location!
An early viewing is recommended to appreciate the plot and the opportunity on offer!





ENTRANCE PORCH
UPVC double glazed front door. Fitted carpet.

LIVING ROOM
13'09 x 13'03 (4.19m x 4.04m)
UPVC Double glazed window. Fitted carpet. Radiator. Store cupboard

KITCHEN
13'09 x 8'01 (4.19m x 2.46m)
Two UPVC Double glazed windows and rear door. Vinyl floor. Radiator. Range of base units and wall cupboard. Part tiled walls.

FIRST FLOOR

LANDING
UPVC Double glazed window. Fitted carpet. Loft access.

BEDROOM ONE
11'11 x 10'07 (3.63m x 3.23m)
UPVC Double glazed window. Fitted carpet. Radiator. Store cupboard. Cupboard containing gas combi boiler

BEDROOM TWO
9'07 x 7'11 (2.92m x 2.41m)
UPVC Double glazed window. Fitted carpet. Radiator.

BATHROOM
6'07 x 5'04 (2.01m x 1.63m)
UPVC Double glazed window. Vinyl floor. Radiator. Tiled walls. Bath with shower head attachment. W/C. Wash basin

OUTSIDE
To the rear there is a larger than average garden with lawn. Patio area and gravelled area. Gated parking area at the rear with potential to increase the amount of parking.

At the front there is a gravelled garden

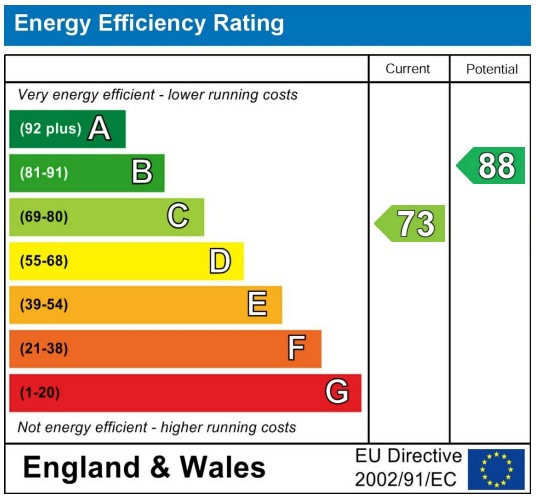


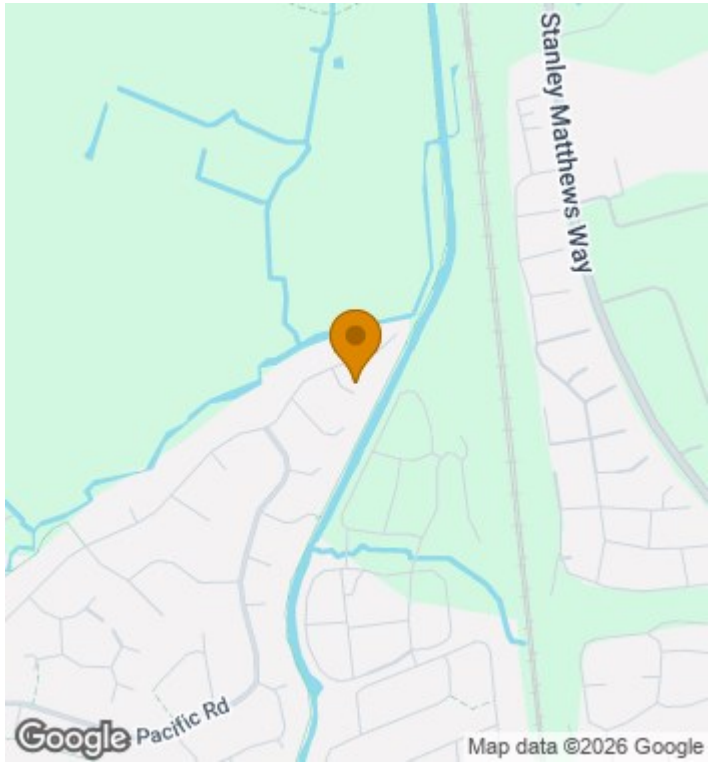





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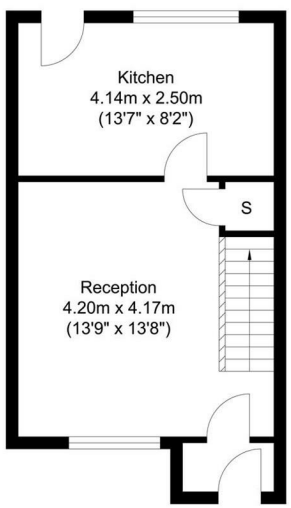

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
88
England & Wales
EU Directive 2002/91/EC

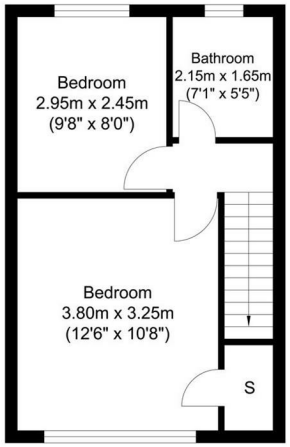








Ground Floor



First Floor

PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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