

£229,950

9 Delamere Grove, Trentham, ST4 8LA



- THREE BED DORMER BUNGALOW
- TWO RECEPTION ROOMS
- LARGE ENTRANCE HALLWAY
- LOVELY REAR GARDEN
- LARGE DRIVEWAY
- NO ONWARD CHAIN!
- POPULAR TRENTHAM LOCATION
- DETACHED GARAGE
- GAS CENTRAL HEATING

A lovely three-bedroom dormer bungalow situated in the sought-after location of Trentham. This property boasts three bedrooms, two reception rooms, family bathroom, kitchen and externally, a large driveway with a lovely private rear garden and detached garage. This is being sold with the added advantage of no onward chain! Call us now to book your viewing.

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HALLWAY

15'1" x 8'4" (4.60m x 2.54m)

A bright & spacious entrance to this lovely bungalow with access through to the bathroom, lounge and stairs to the first floor. Fitted carpet, central heating radiator, uPVC door and double glazed window.

LOUNGE

17'11" x 9'10" (5.46m x 3.00m)

Stepping into the lounge, this room offers lots of light through the double glazed patio doors, double wall lights, feature electric fireplace with built-in living flame coal fire. Fitted carpet, central heating radiator. Through the double doors behind, you will enter the second reception room.

SECOND RECEPTION ROOM

11'10" x 9'10" (3.61m x 3.00m)

A warm, cosy room entering lots of natural sunlight throughout the day. Perfect use for a dining area or separate room to entertain guests. Fitted carpet, central heating radiator. uPVC double glazed window.

BATHROOM

6'9" x 6'4" (2.06m x 1.93m)

Corner quadrant cubicle with manual shower mixer, pedestal wash hand basin, low level WC, uPVC double glazing, fitted carpet, central heating radiator. Water tank housed in storage cupboard. Tiled walls.

KITCHEN

11'7" x 8'4" max x 5'4" (3.53m x 2.54m x 1.62m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Central heating radiator, plumbing for washing machine, fitted carpet.

LANDING

12'7" x 4'6" (3.84m x 1.37m)

Fitted carpet, uPVC double glazed window.

MASTER BEDROOM

11'3" x 9'6" (3.43m x 2.90m)

Fitted carpet, uPVC double glazed window, central heating radiator.

BEDROOM TWO

9'11" x 6'11" (3.02m x 2.11m)

Fitted carpet, uPVC double glazed window, central heating radiator.

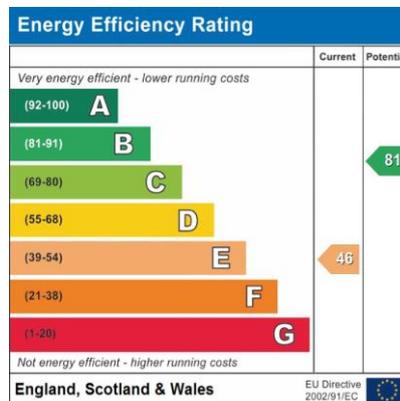
BEDROOM THREE

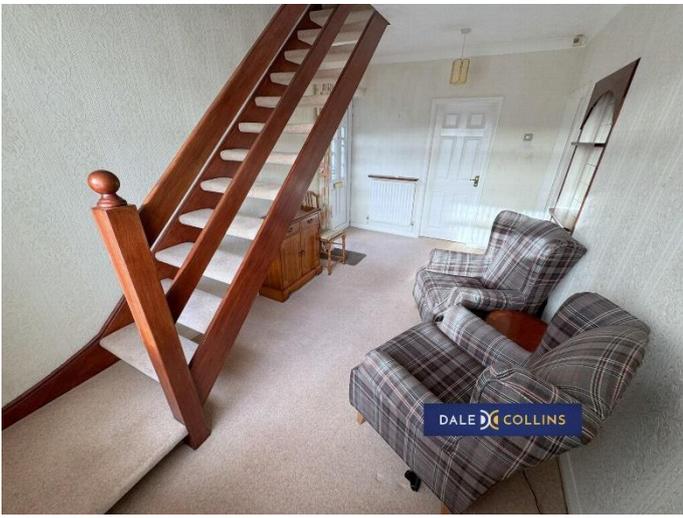
8'3" x 7'8" (2.51m x 2.34m)

Fitted carpet, uPVC double glazed window, central heating radiator. Storage hatch.

EXTERNALLY

A large driveway offering ample off-road parking leading to a detached garage. Access to the rear garden through the gates. Nicely presented rear garden with slabbed patio and separate lawn area with two sheds bordered with fencing and shrubs.

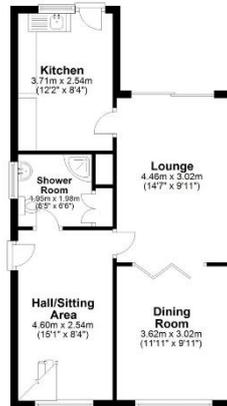








Ground Floor
Approx. 52.2 sq. metres (561.5 sq. feet)



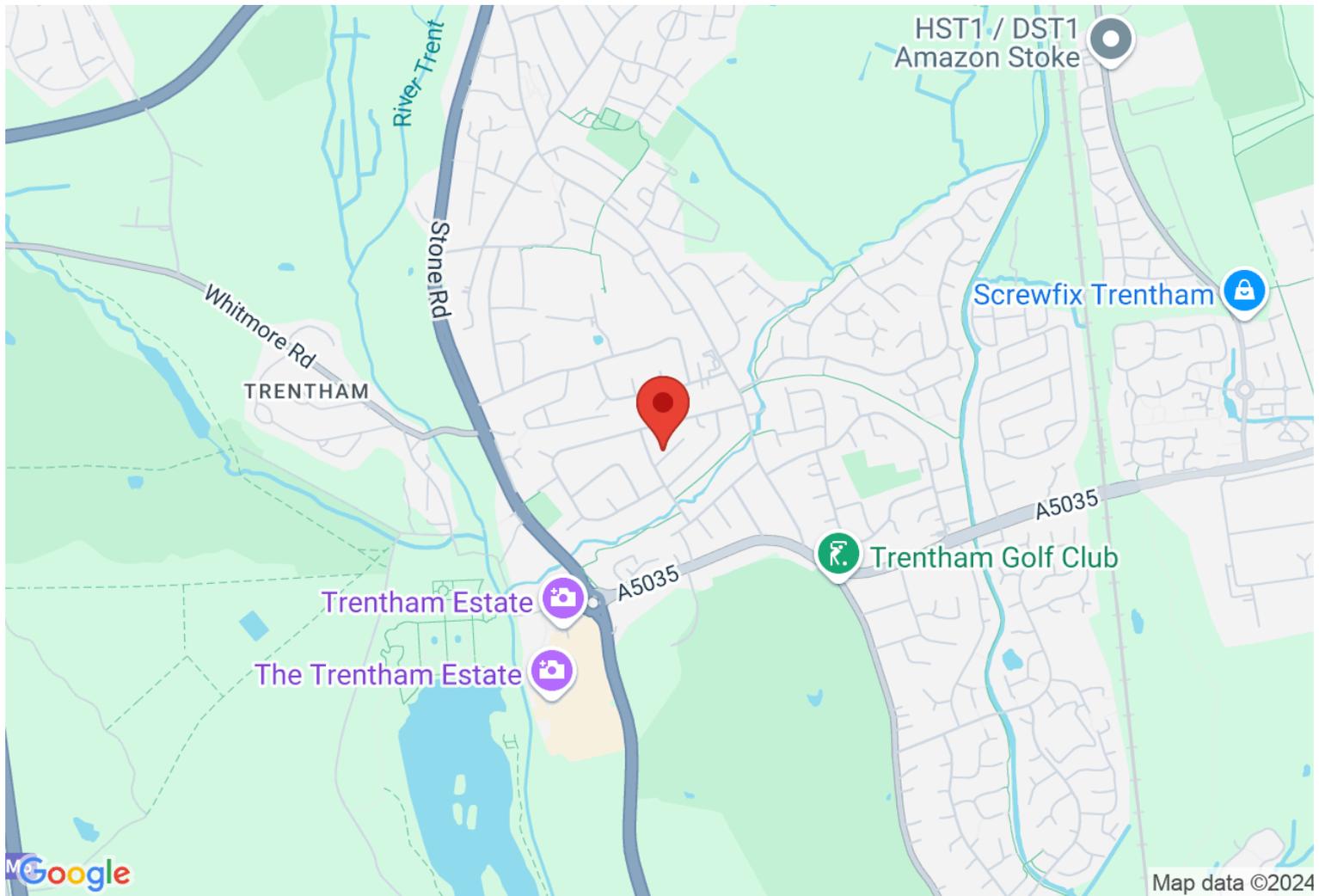
First Floor
Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 sq. feet)

Plan produced by www.firstproperties.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guide only and not an exact replication of the property. Plan produced using Planit.

Location: 9 Delamere Grove, Trentham, ST4 8LA



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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