

**£385,000**

**7 Glendue Grove, Trentham**



- DETACHED HOUSE
- FOUR BEDROOMS
- EN-SUITE
- STUDY/BEDROOM FIVE
- UTILITY
- CONSERVATORY
- SOUGHT AFTER LOCALITY
- DRIVEWAY
- NO UPWARD CHAIN!

An excellent opportunity to acquire a lovely detached residence in a much sought after residential neighbourhood. Many features include gas central heating and UPVC double glazing. The accommodation comprises on the ground floor: Hallway, lounge, breakfast/kitchen, conservatory, utility, rear hallway, study/bedroom five. On the first floor are four bedrooms, en-suite shower room and family bathroom/WC. There is a driveway providing off road parking and gardens to the front and rear. To be sold with the advantage of no upward chain!



# 7 Glendue Grove, Trentham

## HALLWAY

uPVC door, fitted carpet, central heating radiator.

## LOUNGE

15'5" x 12'9" (4.70m x 3.89m)

Laminate flooring, uPVC bow window, 2 x central heating radiators, feature fireplace with gas fire.

## KITCHEN/DINER

16'1" x 11'2" (4.90m x 3.40m)

Sink unit with cupboards below, base and wall storage units, marble worktops. Range cooker, extractor, integrated dishwasher, fridge and freezer, uPVC double glazing, two central heating radiators, tiled floor to kitchen area, uPVC patio door to conservatory, under stairs store.

## UTILITY

7'8" x 6'6" (2.34m x 1.98m)

Stainless steel sink unit with cupboards below, marble worktops, base and wall storage units, uPVC double glazing, integrated fridge/freezer, combi boiler.

## GROUND FLOOR WC

Low level WC, vanity wash hand basin, tiled floor, central heating radiator, storage.

## INNER HALLWAY

Laminate flooring.

## STUDY/BEDROOM FIVE

12'9" x 7'5" (3.89m x 2.26m)

Fitted carpet, central heating radiator, uPVC double glazing.

## CONSERVATORY

14'6" x 8'2" (4.42m x 2.49m)

uPVC double glazing, two central heating radiators, laminate flooring.

## FIRST FLOOR

### LANDING

Fitted carpet, access to loft, store.

### BEDROOM ONE

12'11" x 10'5" (3.94m x 3.18m)

Fitted carpet, uPVC double glazing, central heating radiator, storage area.

### EN-SUITE SHOWER ROOM/WC

Shower cubicle, vanity wash hand basin, low level WC, central heating radiator, laminate flooring, uPVC double glazing.

## BEDROOM TWO

13'9" x 8'2" (4.19m x 2.49m)

Fitted carpet, uPVC double glazing, central heating radiator.

## BEDROOM THREE

9'4" x 8'1" (2.84m x 2.46m)

Fitted carpet, uPVC double glazing, central heating radiator.

## BEDROOM FOUR

8'1" x 6'7" (2.46m x 2.01m)

Fitted carpet, uPVC double glazing, central heating radiator.

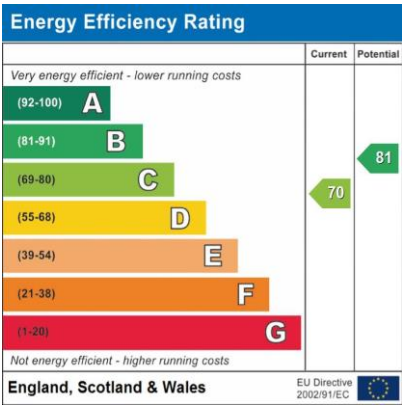
## BATHROOM/WC

8'2" x 7'10" (2.49m x 2.39m)

'P' shaped bath with shower over and screen, low level WC, wash hand basin, uPVC double glazing, vinyl flooring.

## EXTERNALLY

Front garden adjoined by a driveway providing off road parking. Pathway at the side of the house that leads to the rear garden. Enclosed rear garden featuring paved patio lawn, apple tree and external cold water supply.

















**Location: ST4 8XX**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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