



## 28 Farleigh Grove

Bentilee, Stoke-On-Trent, ST2 0DS

Like an open field stretching FAR and wide, the potential is limitless! No need for any potential here because this stunning semi detached property on FARleigh Grove has already reached perfection! Beautifully presented throughout and finished to the highest of standards this spacious property is looking for a new owner. The accommodation on offer comprises a large open plan lounge/dining room, modern fitted kitchen, three fantastic sized bedrooms and a superb family bathroom. Externally the property benefits from ample off road parking and a garage to the rear. The rear garden is fully enclosed and low maintenance. Located in the popular area of Bucknall close to local amenities, schooling and commuter links. Don't let this be an open field come and make it yours. Call today to book a viewing.

**£190,000**

# 28 Farleigh Grove

Bentilee, Stoke-On-Trent, ST2 0DS



- STUNNINGLY PRESENTED SEMI DETACHED PROPERTY
- THREE FANTASTIC SIZED BEDROOMS
- SIZEABLE REAR GARDEN
- LARGE LOUNGE & DINING ROOM
- BEAUTIFUL FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING & GARAGE

## GROUND FLOOR

### Entrance Hall

5'10" x 3'2" (1.78 x 0.97)

The property has a UPVC entrance door to the front aspect. Stairs lead to the first floor. Radiator.

### Lounge

19'5" x 10'4" (5.94 x 3.15)

A double glazed bow window overlooks the front aspect coupled with sliding patio doors leading out to the rear garden. Fireplace housing gas fire. Television point and radiator. Open archway leads into the dining room.

### Dining Room

11'4" x 6'5" (3.47 x 1.96)

A double glazed window overlooks the rear aspect. Radiator. Space for table and chairs.

### Kitchen

12'6" x 8'0" (3.82 x 2.46)

A double glazed window overlooks the front and side aspect. Fitted with a range of wall and base storage units with

inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Vertical height radiator.

## FIRST FLOOR

### First Floor Landing

6'11" x 2'5" (2.11 x 0.74)

Loft access hatch. Ceiling spotlights.

### Bedroom One

13'8" x 11'5" (4.18 x 3.49)

A double glazed window overlooks the front aspect. Fitted with a storage cupboard. Television point and radiator.

### Bedroom Two

10'7" x 10'4" (3.25 x 3.16)

A double glazed window overlooks the front aspect. Television point and radiator.

### Bedroom Three

9'4" x 8'5" (2.85 x 2.57)

A double glazed window overlooks the rear aspect. Fitted

wardrobes with sliding doors. Wall mounted central heating boiler. Radiator.

### Bathroom

11'3" x 5'2" (3.44 x 1.60)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath, walk in shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Fully tiled walls and extractor fan. Ceiling spotlights and radiator.

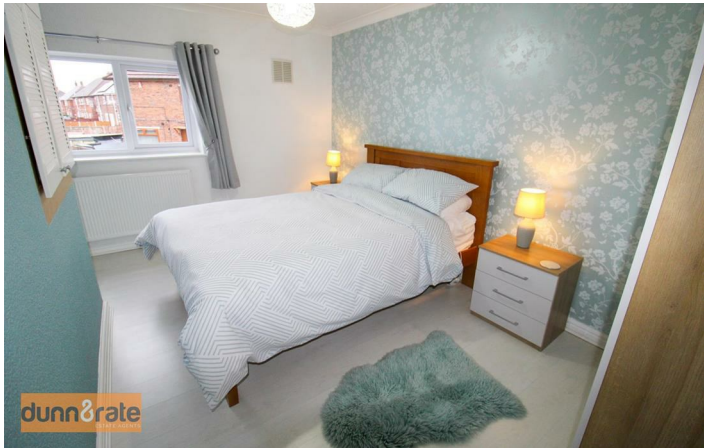
## EXTERIOR

To the front the property has a paved driveway with gravelled area. To the rear the garden is fully enclosed with panelled fencing, the garden is low maintenance and laid with gravel with a paved patio seating area. Access to the garage and a garden shed.

### Garage

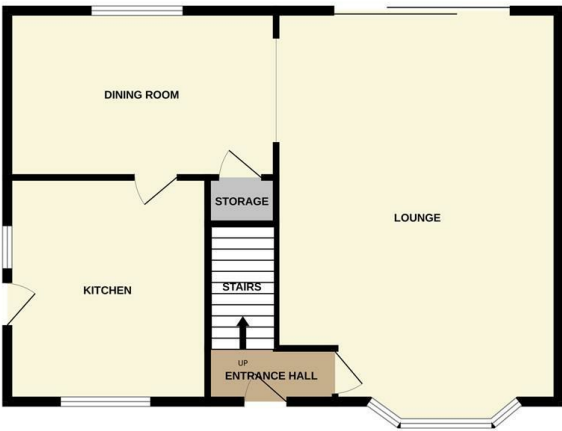
The garage is detached with power and lighting and has an access door and window to the front and to the side.





Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	