



11 Rainham Grove

Packmoor, Stoke-On-Trent, ST6 6UU

Anyone who says sunshine brings happiness, has clearly never danced in the RAIN! Its time to get your dancing shoes on as I have the perfect opportunity for you to own a recently refurbished town house on RAINham Grove. Nestled away in a cul-de-sac with views over open fields this spacious property is the ideal first time buyer or investor purchase. The accommodation on offer comprises a lounge, modern fitted kitchen, two double bedrooms and a contemporary bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden. Located in the popular area of Packmoor, close to local amenities, walkways and commuter links. The hardwork has been done for, its just in need of them finishing touches to make it your own, are you ready for a dance in the RAIN??? Dance your way over to RAINham Grove and book a viewing to look for yourself.

Offers in excess of £135,000

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- RECENTLY REFURBISHED TOWN HOUSE
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- PERFECT INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- LOUNGE
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Lounge

15'3" x 10'7" (4.65 x 3.24)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Stairs leading to the first floor. Two radiators.

Kitchen

12'6" x 10'7" (3.83 x 3.25)

A double glazed window overlooks the rear aspect coupled with a double glazed access door. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas

and wall mounted central heating boiler. Electric cooker point. Space and plumbing for fridge/freezer and washing machine. Under stairs storage cupboard. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

10'8" x 9'4" (3.26 x 2.85)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'7" x 8'7" (3.25 x 2.64)

A double glazed window overlooks the rear aspect. Storage cupboard and radiator.

Bathroom

7'10" x 5'4" (2.41 x 1.65)

Fitted with a suite comprising P-Shaped bath with shower over, low level W.C and wash hand basin. Ladder style towel radiator. Extractor fan.

EXTERIOR

To the front there is a tarmac driveway and a storage cupboard. To the rear the property is lawned with mature shrubbery, enclosed by panelled fencing and rear access gate.

Council Tax Band

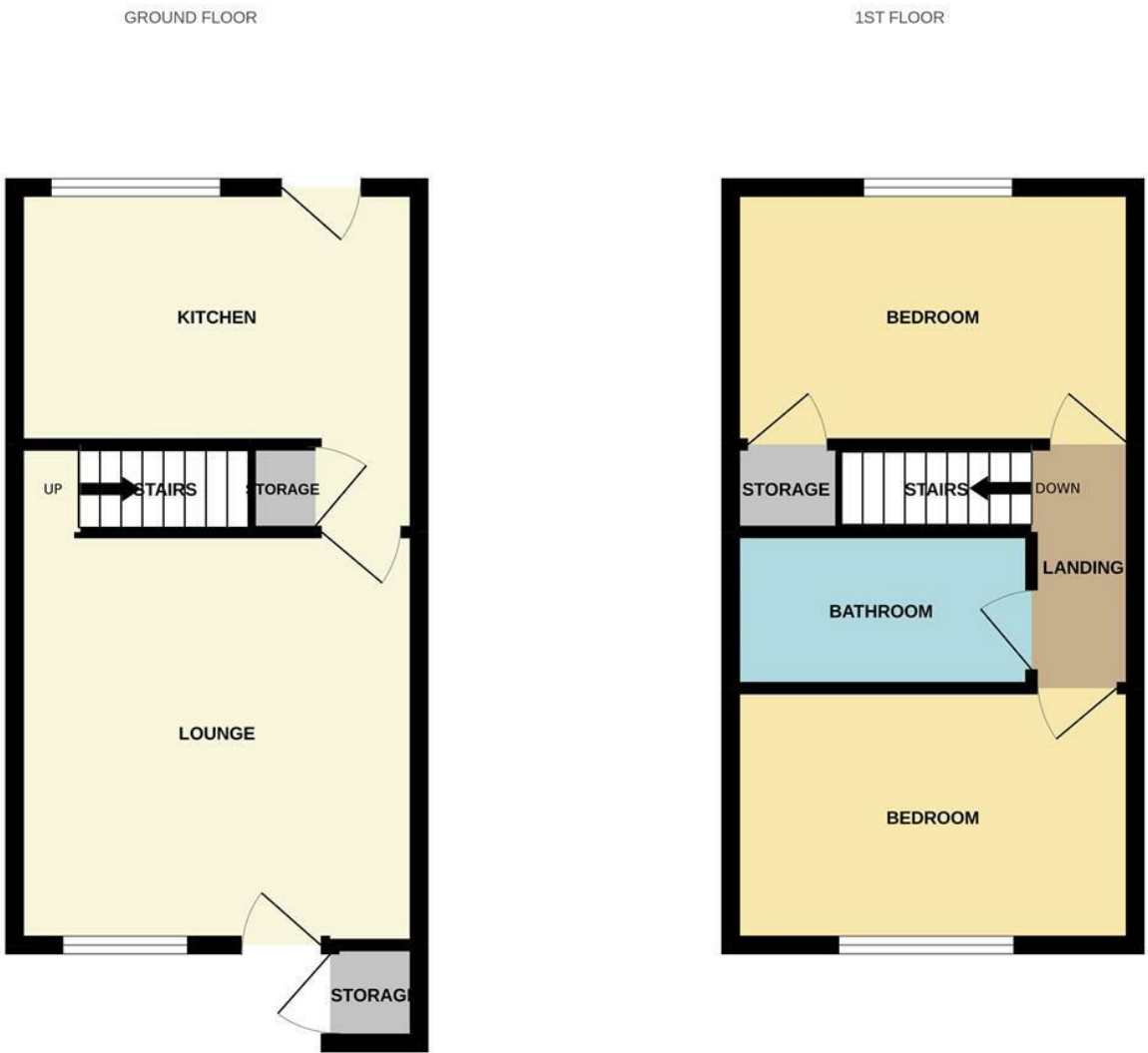
Council Tax Band A

Purchaser should seek confirmation prior to completion





Floor Plan



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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