



21 Brentwood Grove

Stockton Brook, Stoke-On-Trent, ST9 9NQ

Asking price £189,950

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Ground Floor

Entrance Porch

4'8" x 4'0" (1.43 x 1.22)

The property has a double glazed entrance door leading into the porch with double glazed windows to the front and side aspect. Tiled flooring.

Entrance Hall

The entrance hall has a wooden glazed door. Storage cupboard and airing cupboard. Radiator. Loft access hatch.

Lounge

15'7" x 14'11" (4.76 x 4.55)

A spacious lounge with a double glazed window looking into the conservatory coupled with a double glazed sliding door. Fireplace housing gas fire. Television point. Radiator.

Kitchen

13'4" x 7'2" (4.08 x 2.20)

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

stainless steel sink unit and side drainer. Work surface areas and partly tiled walls. Integrated double oven, gas hob with cooker hood above and dishwasher. Space and plumbing for washing machine and fridge/freezer. Central heating boiler and radiator.

Bedroom One

9'11" x 8'1" (3.04 x 2.48)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes. Radiator.

Bedroom Two/Dining Room

10'9" x 8'2" (3.28 x 2.51)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

5'7" x 5'7" (1.72 x 1.71)

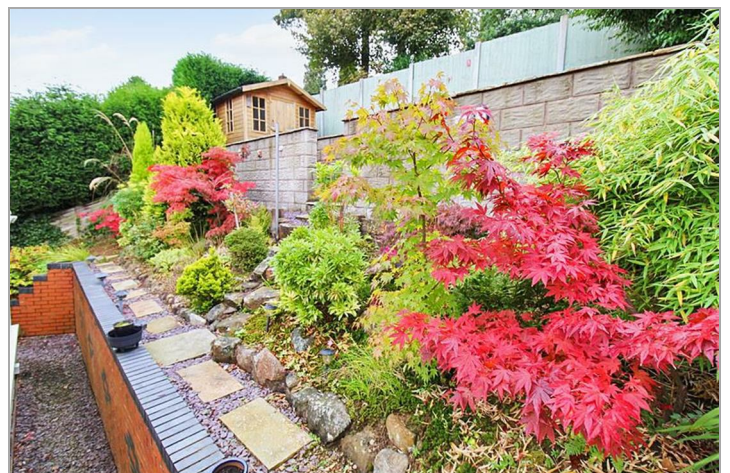
A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls. Radiator.

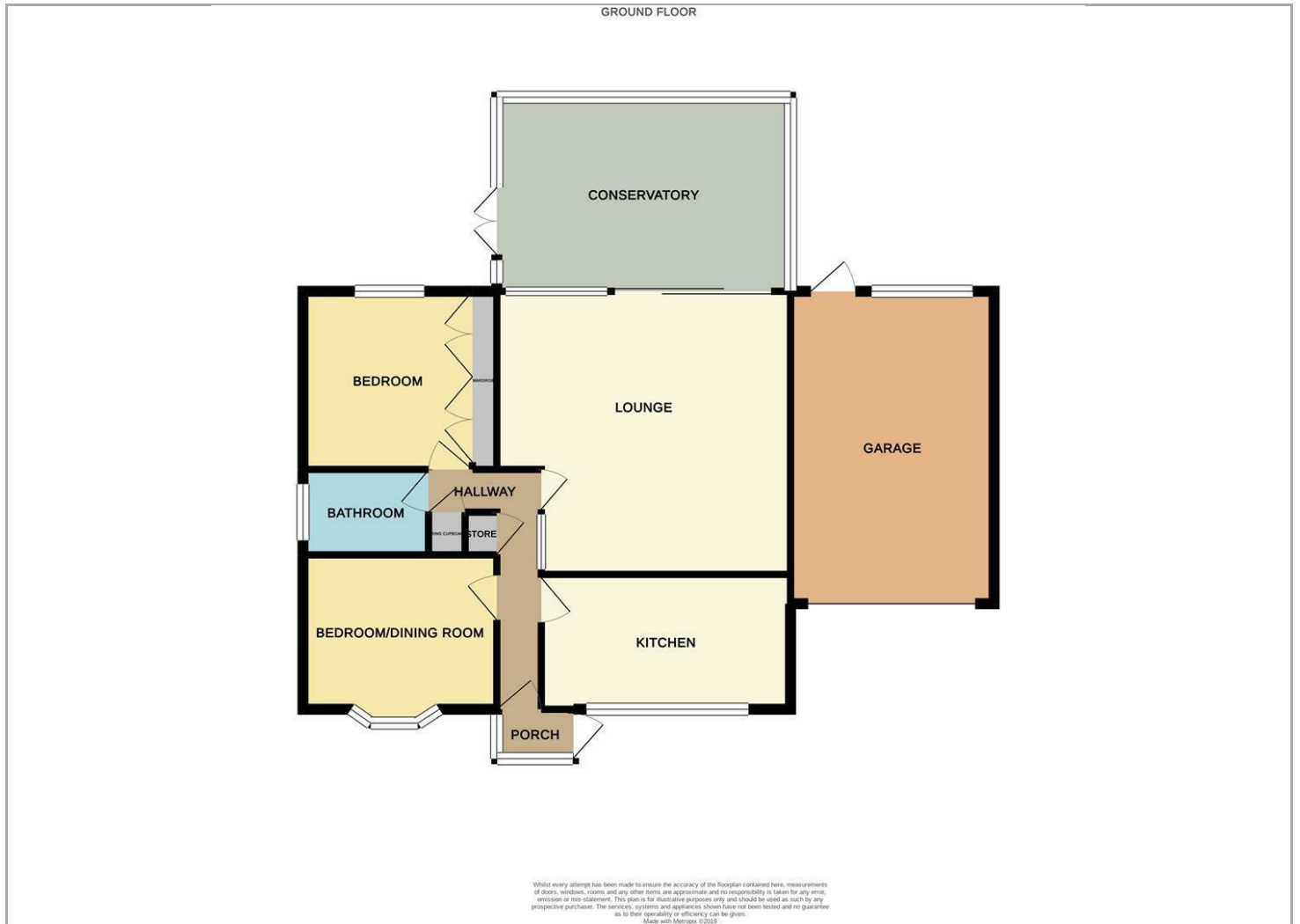
Exterior

To the front the garden is laid to lawn with inset shrub and flower beds, block paved driveway leads to the garage. To the rear there is a mature trees, shrub and flower beds, stepped up to a tiered patio area at the top of the garden. Garden shed. Lovely views. Fully enclosed.

Garage

Up and over door, with access door to the rear coupled with a single glazed window. Power and lighting.





Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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