



## 10 Swanton Place

Trentham, Stoke-On-Trent, ST4 8LH

Get ready to fall in love and start your romance with this beautiful home located in SWANTon Place, Trentham. Here you will find a spacious, detached, two bedroom bungalow. Offering large lounge, kitchen/diner, utility room, two double bedrooms and modern family bathroom. Externally, there is tarmacadam driveway leading to the garage and a gravelled frontage with an access gate to the side. To the rear, the garden has a paved patio area and is laid to lawn with gravelled pathways and mature shrubs. Greenhouse and garden shed. This magic spell can only be broken by a promise from you to love her for all time, so what are you waiting for call today to arrange your viewing!

**Asking price £295,000**

# 10 Swanton Place

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- BEAUTIFUL DETACHED BUNGALOW
- UTILITY
- FULLY ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- GOOD SIZED GARAGE & OFF ROAD PARKING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM SUITE
- SOUGHT AFTER LOCATION

## Entrance Porch

3'10" x 3'4" (1.17 x 1.03)

A double glazed entrance door to the front aspect.

## Entrance Hall

13'3" x 4'5" (4.06 x 1.35)

A wooden access door leads from the porch. Radiator.

## Lounge

15'11" x 11'5" (4.86 x 3.48)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

## Kitchen/Diner

14'4" x 10'5" (4.37 x 3.20)

A double glazed window overlooks the side aspect with patio doors leading out to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven with gas hob and cooker hood above. Integrated fridge/freezer and dishwasher. Ceiling spotlights and radiator. Space for table and chairs.

## Utility Room

5'11" x 5'5" (1.81 x 1.67)

A double glazed window overlooks the side aspect. Fitted with wall and base storage units and coordinating work surface areas. Space and plumbing for washing machine and tumble dryer. Wall mounted combi boiler. Fully tiled walls and flooring. Radiator.

## Bedroom One

12'11" x 10'11" (3.95 x 3.33)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes and dressing table area. Television point and radiator.

## Bedroom Two

13'1" x 9'11" (3.99 x 3.04)

A double glazed window overlooks the rear aspect. Radiator.

## Shower Room

9'0" x 6'7" (2.75 x 2.02)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash unit. Bidet and radiator. Ceiling spot lights with loft access hatch. Partly tiled walls and radiator.

## EXTERIOR

To the front there is a tarmac driveway leading to the garage and a gravelled frontage with an access gate to the side. To the rear the garden has a paved patio area and is laid to lawn with gravelled pathways and mature shrubs. Greenhouse and garden shed.

## Garage

17'6" x 7'7" (5.34 x 2.33)

Up and over door. Power and lighting. A double glazed window overlooks the rear coupled with an access door.



GROUND 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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