



## 77 Waterdale Grove

, Stoke-On-Trent, ST3 5TX

**£945 Per month**



CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"More than just a place to live – a place to belong."

Available To Let is this charming 3-Bedroom terraced home.

This attractive property offers three great-sized bedrooms, providing plenty of space for a family or those needing a home-office setup in one of the rooms. A generous kitchen/diner serves as the heart of the home—ideal for everyday meals and casual entertaining.

Step outside to the rear garden, perfect for relaxing or letting children play safely.

To the front, you'll find your own driveway, offering off-road parking for two cars and convenience.

Located in a quiet residential area yet within easy reach of amenities, this home combines comfort, convenience and outdoor space.

Available to rent – viewings highly recommended.



Denise White Estate Agent Comments

This stunning three-bedroom terraced property offers modern living at its finest. Finished to a high standard throughout, the home combines contemporary style with spacious and practical design.

Upon entering, you're greeted by a bright and welcoming living area, decorated in a modern palette and finished with quality fittings. The kitchen/dining space is equally impressive – sleek, stylish, and ideal for both everyday family life and entertaining guests.

Upstairs, you'll find three generous bedrooms, each offering excellent space and comfort. The family bathroom continues the modern theme, featuring elegant fixtures and a high-quality finish.

Outside, the property boasts a beautiful rear garden – a true sun trap that enjoys plenty of natural light throughout the day, while also offering a good degree of privacy. Perfect for relaxing or al fresco dining during warmer months.

This home is move-in ready, combining space, style, and comfort in one superb package. Early viewing is highly recommended to appreciate everything this property has to offer.

Location

Located in the broadly residential and well-established ward of Longton & Meir Hay South in the city of Stoke-on-Trent, the property at 77 Waterdale enjoys a favourable combination of suburban calm and convenient access to amenities.

Convenient Location & Access

The postcode lies just under a mile (~0.8 miles) from Longton railway station, providing good access for commutes.

There are a range of local bus stops nearby, and the surrounding roads link easily to major routes out of the area.

Super-fast broadband services (including gigabit capable) are available in the postcode area.

Local Amenities & Schools

Primary and junior schools are within walking distance: e.g., Alexandra Infants' School lies about 710 yards away.

General practitioner (GP) services and a hospital (Longton Hospital) are also within around a 0.5-to-1 mile radius.

Everyday shops, cafés and local convenience stores are present within the neighbourhood – making it well-suited for family living and ease of day-to-day life.

Community & Liveability

The area is predominantly made up of owner-occupied homes (outright or mortgaged) with a good mix of semi-detached and terraced dwelling types.

Demographically it appeals across age groups: families, professionals and the settled-down community. With the property's three bedrooms and modern finish (as described), it fits well with that local profile.

Crime statistics suggest that the immediate area of ST3 5TX ranks favourably: a low crime rate compared with many urban neighbourhoods, particularly for anti-social behaviour, vehicle crime and theft.

This positions the home as a solid investment and desirable family dwelling in a well-connected part of Stoke-on-Trent.

In summary: 77 Waterdale offers not just a well-finished home but a location that combines comfort, connectivity and community. With good transport links, local amenities, schooling and a neighbourhood whose liveability aligns with modern family needs, it's a confident choice for your next move.

Entrance Hall

Carpet floor covering, access to the lounge and first floor

Lounge 13'8" x 10'2" (4.19 x 3.10)

Carpet floor covering, radiator, tv ariel point, Upvc window with white wooden shutter blinds installed, light fitting

Kitchen 13'4" x 8'3" (4.07 x 2.54)

Vinyl floor covering, high gloss wall and base units, radiator stainless sink and drainer, integrated hob and oven with built in extractor fan, partial tiled splash back, patio doors leading to the garden, Upvc window and light fitting

First Floor Landing

Carpet floor covering, stair hand rail, access to all three bedrooms and bathroom

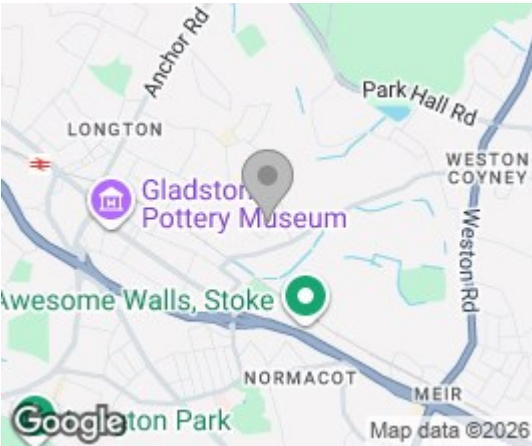
Bedroom One 11'5" x 8'11" extending to 10'8" (3.50 x 2.74 extending to 3.26)

Carpet floor covering, radiator, uPVC window, light fitting

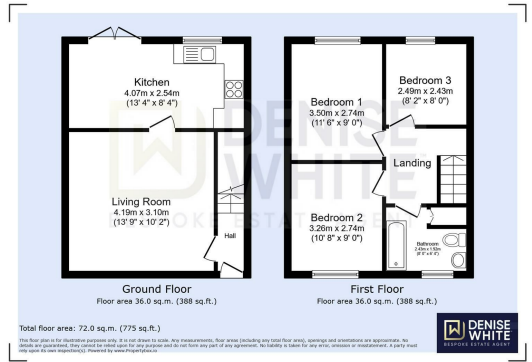
Bedroom Two 8'11" x 10'8" minimum (2.74 x 3.26 minimum)

Carpet floor covering, radiator, uPVC window, light fitting

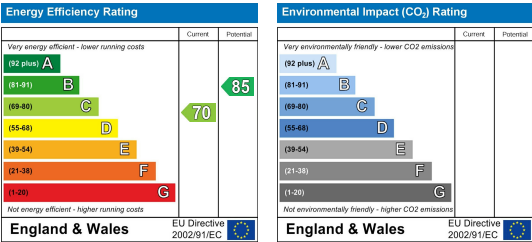
Area Map



Floor Plans



Energy Efficiency Graph



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