

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Honiton Walk, Longton, Stoke-On-Trent, ST3 1LS

£135,000

- Exceptional Value For Money
- Fitted Kitchen With Dining Area
 - Combi Boiler
- Convenient Location
- Two Bedrooms
- Shower Room
- UPVC Double Glazing
- On Street Parking

Offering exceptional value for money, this well-proportioned two-bedroom townhouse on Honiton Walk, Longton, presents an ideal opportunity for first-time buyers, investors or those looking to take their next step onto the property ladder!

The property offers comfortable accommodation throughout, with a practical layout designed to suit modern living. Whether you're looking for your first home or a buy-to-let investment, this property provides excellent potential in a convenient residential location.

Situated within easy reach of local amenities, schools, transport links and Longton town centre, the property enjoys a tucked-away position with on-street parking available just a very short walk away, providing convenience without compromising on its peaceful setting.

Combining affordability, practicality and a sought-after location, this home is not to be missed. Early viewing is highly recommended to appreciate the excellent value and potential this property has to offer!

Call or e-mail us today to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted carpet. Feature radiator. Stairs leading to the first floor.

LIVING ROOM

13'7 x 12'6 (4.14m x 3.81m)

UPVC double glazed window. Laminate flooring. Radiator. Electric fire.

KITCHEN

15'10 max x 10'2 (4.83m max x 3.10m)

UPVC double glazed doors leading into the garden. Range of wall cupboards and base units with integrated electric oven and gas hob. Tiled floor. Feature radiator. Gas combi boiler.

FIRST FLOOR

LANDING

Laminate flooring. Store cupboard. Access to the loft.

BEDROOM ONE

14'3 max x 12'3 max, 9'1 min (4.34m max x 3.73m max, 2.77m min)

UPVC double glazed window. Laminate flooring. Radiator. Fitted wardrobe.

BEDROOM TWO

11'8 x 9'9 (3.56m x 2.97m)

UPVC double glazed window. Laminate flooring. Radiator.

SHOWER ROOM

7'7 x 5'6 (2.31m x 1.68m)

UPVC double glazed window. Vinyl flooring. Radiator. Shower with glass screen, wash basin within a vanity unit, and a WC.

OUTSIDE

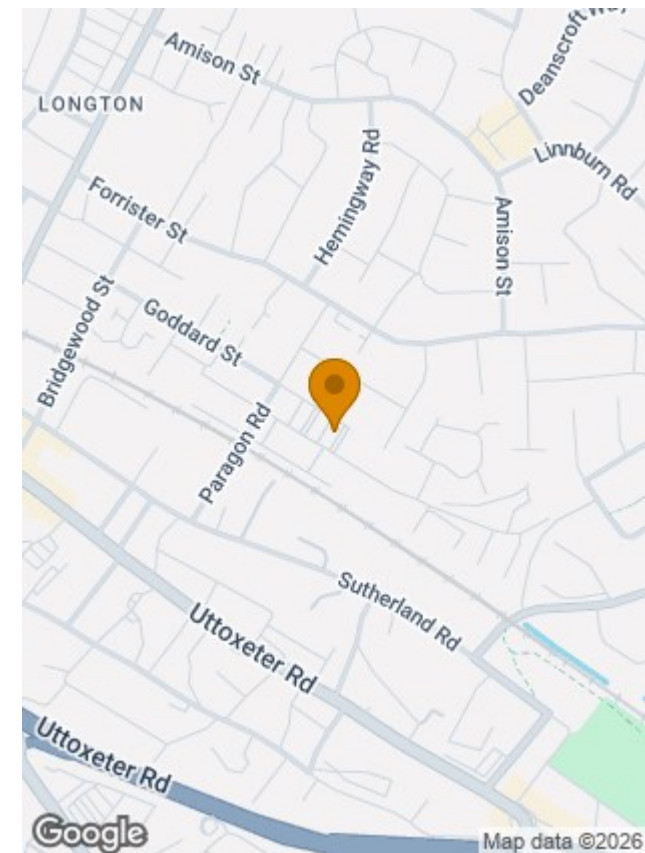
There is on street parking within walking distance from the property.

The enclosed rear garden is south-east facing with Indian stone patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	82
(81-91) B		
(69-80) C		
(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 		



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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