

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Longton Hall Road, Longton, Stoke-On-Trent, ST3 2NQ

Offers In Excess Of

£140,000



- End Town House
- Corner Position
- White Bathroom Suite
- Potential For Off Road Parking
- Three Bedrooms
- Modern Fitted Kitchen
- Large Paved Rear Garden
- GF Cloaks/Wc

Situated on the sought-after Longton Hall Road, this beautifully presented three-bedroom end town house offers stylish and comfortable living ideal for first-time buyers, growing families, or investors alike.

The property enjoys a prime corner position with additional garden space and parking potential. Internally, the home features a bright and spacious lounge, a modern fitted kitchen with ample storage, and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The property also features plenty of useful storage!

Outside, the property benefits from a generous rear garden, which is perfect for relaxing or entertaining! The home is ideally located within easy reach of local schools, shops, and transport links, offering a perfect balance of suburban peace and everyday convenience.

Don't miss your chance to view this fantastic home in a popular residential area!

For more information please contact us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door, Fitted carpet. Radiator. Storage under stairs. Stairs to the first floor.

### LIVING ROOM

18'4 max x 10'10 (5.59m max x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window. Electric fire.

### REAR HALL/WC

Vinyl flooring. Access to the rear door. Storage cupboard. Wc.

### KITCHEN DINER

18'4 x 8'4 (5.59m x 2.54m)

Two UPVC double glazed windows. Tiled floor. Radiator. Range of wall cupboards and base units with integrated gas oven and hob. Extractor fan.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Storage cupboard containing the combi boiler. Access to the loft.

## BEDROOM ONE

15'1 max x 11'10 max (4.60m max x 3.61m max)

Two UPVC double glazed windows. Laminate flooring. Radiator.

## BEDROOM TWO

12'1 x 8'4 (3.68m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

## BEDROOM THREE

10'8 max x 6'5 max (3.25m max x 1.96m max)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

## BATHROOM

8'6 max, 5'0 min x 6'1 max, 2'11 min (2.59m max, 1.52m min x 1.85m max, 0.89m min)

Tiled floor. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Part tiled walls.

## OUTSIDE

There is an enclosed front garden with lawn. On street parking.


There is a low maintenance rear garden with a sizeable patio and covered decking area along with a brick storage shed and a metal shed.

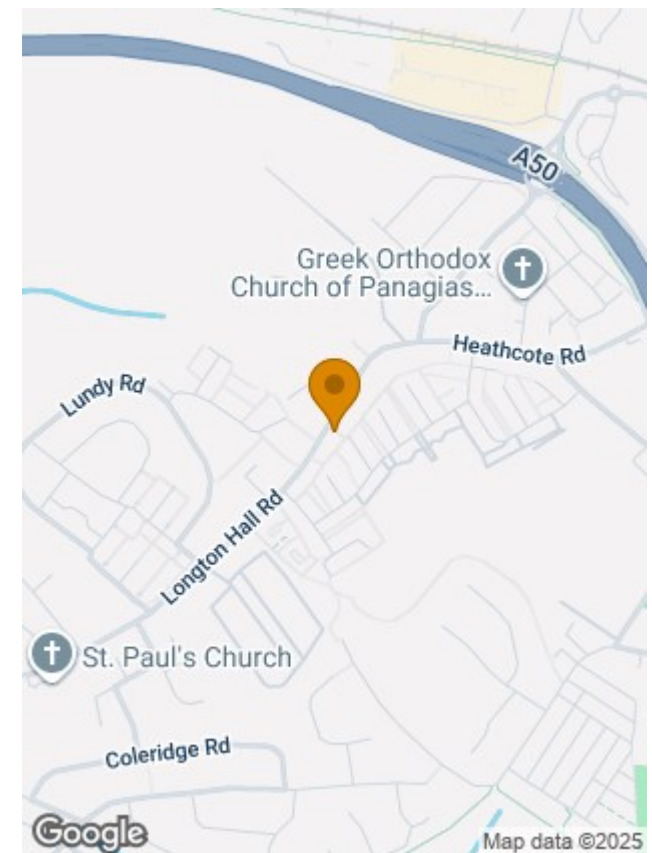






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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