



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

£155,000

- Very Convenient Location
- Three Bedrooms
- Attached Garage
- Spacious Kitchen & Dining Area
- No Onward Chain
- Double Glazed Conservatory
- Block Paved Drive
- Gas Central Heating & UPVC DG

THREE BEDROOMS + VERY CONVENIENT LOCATION!

Within walking distance of schools, shops and the Town Centre this semi-detached house has been improved and extended over the years and now presents the next owners with a great opportunity to carry out selective updating and add value to the property.

Features include three bedrooms together with a wash basin in the rear bedroom, a first floor shower room with a room width shower and in addition to a comfortable lounge there is a spacious kitchen with dining area as well as a double glazed conservatory with two radiators.

To the front of the property there is a lawned garden and block paved drive leading to the attached single garage whilst to the rear is an enclosed garden.

The house has gas central heating and double glazing and is being sold with no onward chain to slow down your purchase.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door and bay window. Radiator. Laminate flooring. Understairs storage cupboard. Stairs leading to the first floor.

LOUNGE

12'5 x 11'11 front (3.78m x 3.63m front)

Fitted carpet. Radiator. UPVC double glazed bow window.

KITCHEN WITH OPEN ARCHWAY TO DINING AREA

18'9 x 9'2 rear (5.72m x 2.79m rear)

Tile effect laminate flooring. Tiled walls. Range of wall cupboards and base units with a medium colour timber effect finish. Cooker hood. Baxi gas fired condensing boiler. UPVC double glazed window to the side of the property with fitted vertical blinds. UPVC double glazed rear external door. Radiator. Archway into the...

DINING AREA

Laminate flooring. UPVC double glazed patio doors leading into the...

CONSERVATORY

10' x 9'2 (3.05m x 2.79m)

Fitted carpet. UPVC double glazed windows with fitted vertical blinds and double glazed patio doors leading out into the garden. Two double radiators.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator with decorative cover. UPVC double glazed window.

Access to the loft.

BEDROOM ONE

11'6 x 8'6 front (3.51m x 2.59m front)

Fitted carpet. Radiator. Range of fitted wardrobes and matching furniture. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

10'6 x 10'6 (3.20m x 3.20m)

Fitted carpet. UPVC double glazed window. White wash basin within a fitted unit. Fitted wardrobes/ storage cupboard.

BEDROOM THREE

8 x 7'11 front (2.44m x 2.41m front)

Fitted carpet. Fitted chest of drawers, storage cupboard and bed base. UPVC double glazed window with fitted vertical blinds. Stainless steel towel rail radiator.

SHOWER ROOM

6'10 x 5'4 + recess rear (2.08m x 1.63m + recess rear)

Panelled walls. White low level W/C, wash basin within a fitted unit and a room width shower. UPVC double glazed window with roller blind. Stainless steel central heated towel rail radiator.

OUTSIDE

There is an imaginatively laid out and enclosed rear garden with patio areas, beds and borders.

The property stands behind a lawned front garden and a block paved drive leads to the... attached garage which has an up and over door, light and power.

ATTACHED GARAGE

Up and over door. Light and power.





MATERIAL INFORMATION

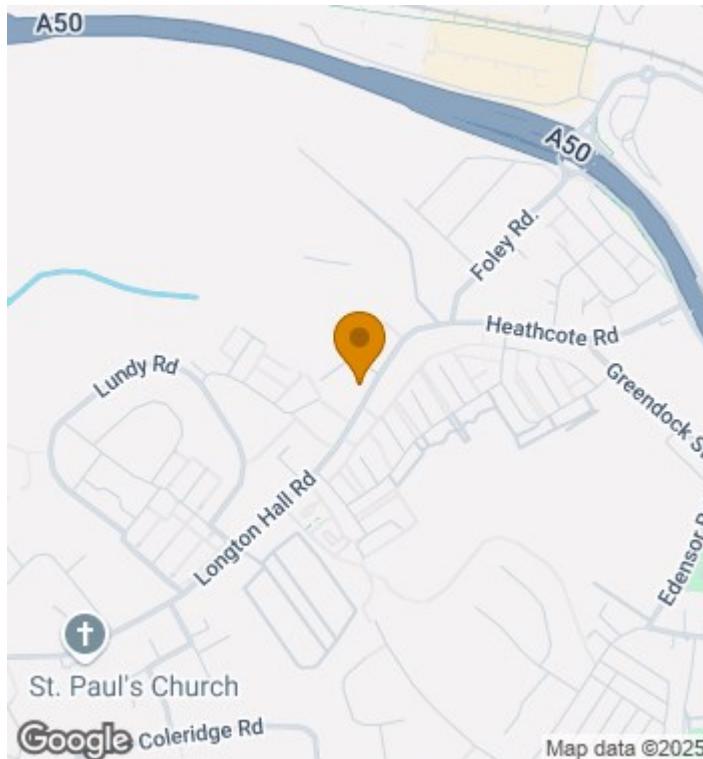
Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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