Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Smith Street, Longton, Stoke-On-Trent, ST3 1DR

£115,000

- Two Spacious Bedrooms
- Comfortable Lounge
- UPVC Double Glazing
- Large Rear Garden
- Open Plan Kitchen Diner
- GF White Bathroom Suite
- Combi Boiler
- Convenient Location

This impressive two-bedroom terraced property on Smith Street offers far more than your typical home of its kind, with generous proportions and a layout designed for modern living.

A key feature of the property is the two large double bedrooms, providing excellent space rarely found in similar terraced homes. The ground floor boasts a contemporary-style kitchen with a more open and practical layout, making it ideal for both everyday use and entertaining.

To the rear, the property benefits from a surprisingly large garden, significantly bigger than expected for this style of property, offering great outdoor space for relaxing, gardening, or socialising.

Conveniently located in Longton, close to local amenities and transport links, this home presents a fantastic opportunity for first-time buyers, families, or investors looking for something a little different from the norm.

For more information call or e-mail us.





GROUND FLOOR

LOUNGE
12'9 x 11'2 (3.89m x 3.40m)
Composite front door. Laminate flooring. UPVC double glazed window. Electric fire. Radiator.

KITCHEN
12'9 x 12'6 (3.89m x 3.81m)
Tiled flooring. UPVC double glazed window. Range of wall cupboards and base units. Gas cooker. Under counter fridge. Extractor. Gas combi boiler. Store cupboard.

REAR HALL
Tiled flooring. UPVC double glazed doors leading into the garden. Access to the shared entry.

BATHROOM
11'3 x 6'7 max (3.43m x 2.01m max)
Vinyl flooring. Part tiled walls. Radiator. UPVC double glazed window. White suite consisting of a bath with shower and screen over, pedestal wash basin and wc.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
15'11 x 11'1 max (4.85m x 3.38m max)
Fitted carpet. UPVC double glazed window. Two radiators.

BEDROOM TWO
12'9 x 12'6 max (3.89m x 3.81m max)
Fitted carpet. Radiator. UPVC double glazed window. Storage unit. Store cupboard with access to the loft.

OUTSIDE
To the front of the property there is on street parking.

To the rear of the property there is a south east facing garden, a large patio area with a small section for plants and three birch storage sheds, one of which has power.








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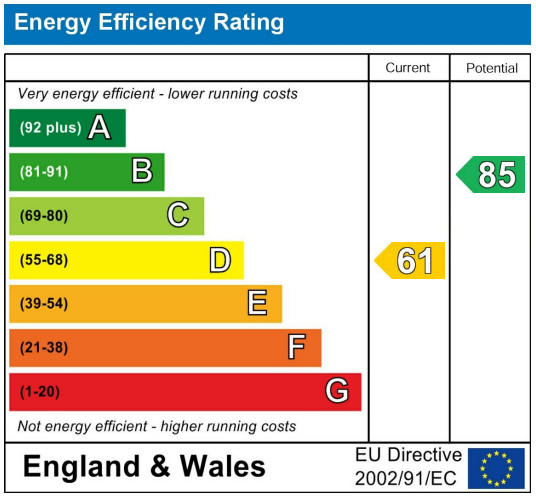

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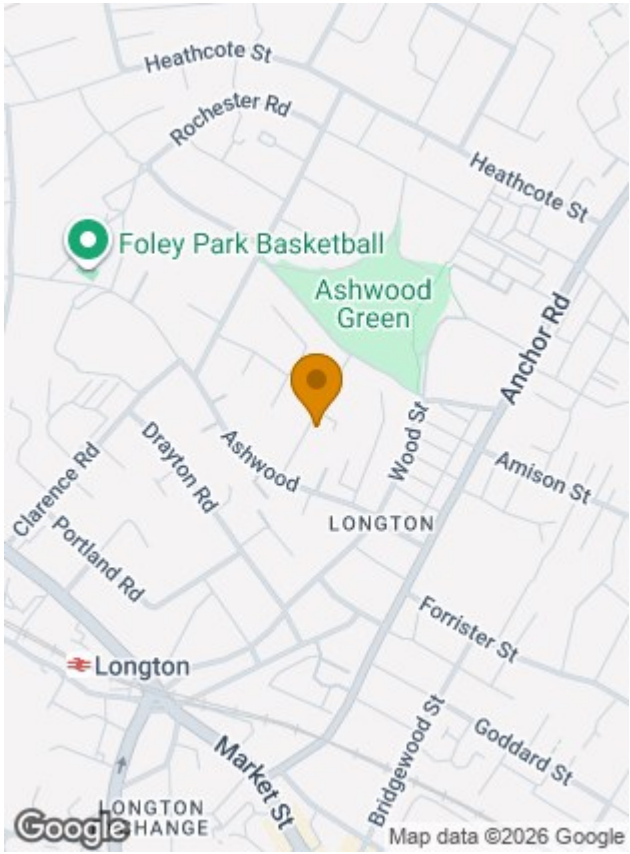

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
85
England & Wales
EU Directive 2002/91/EC


Heathcote St
Rochester Rd
Heathcote St
Foley Park Basketball
Ashwood Green
Anchor Rd
Drayton Rd
Ashwood
Wood St
Amison St
Clarence Rd
LONGTON
Portland Rd
Forrister St
Longton
Market St
Bridgewood St
Goddard St
LONGTON EXCHANGE
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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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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