

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Thanet Grove, Longton, Stoke-On-Trent, ST3 2NH

£200,000

- An Impressive Corner Plot
- Kitchen And Separate Utility Room
- Paved Rear Garden
- Detached Garage
- Three Bedrooms
- Bathroom With Bath AND Shower
- Extensive Off Road Parking
- Great Location

Occupying an impressive corner plot within a popular residential location, this well-proportioned three-bedroom semi-detached property offers generous outdoor space, ample off-road parking, and excellent potential for a range of purchasers.

The accommodation comprises an entrance hall, spacious living area, kitchen, utility room, three bedrooms, and a family bathroom, providing comfortable living space ideally suited to families, first-time buyers, and those looking to upsize.

One of the property's standout features is its substantial corner plot position, which provides extensive off-road parking and attractive outdoor areas. To the rear, an Indian stone patio creates an ideal space for outdoor dining, entertaining, and enjoying the garden.

Situated in a great location, the property is conveniently placed for local amenities, schools, transport links, and commuter routes, making it an excellent choice for those seeking both convenience and a pleasant residential setting!

Early viewing is highly recommended to fully appreciate the plot, parking provision, and excellent location on offer.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor. Store cupboard containing the Worcester gas boiler.

### LIVING/DINING ROOM

21'8 max x 11'10 max, 9'5 min (6.60m max x 3.61m max, 2.87m min)  
Fitted carpet. Two radiators. Two UPVC double glazed windows.

### KITCHEN

8'9 x 8'9 (2.67m x 2.67m)  
Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards, base units and fitted breakfast bar.

### UTILITY

10'3 x 5'4 (3.12m x 1.63m)  
Laminate flooring. UPVC double glazed rear door. Two UPVC double glazed windows. Base units.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the boarded loft via a fitted ladder.

## BEDROOM ONE

11'5 x 8'5 to face of wardrobes (3.48m x 2.57m to face of wardrobes)  
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

## BEDROOM TWO

10'6 x 10'6 (3.20m x 3.20m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

8'1 x 8'1 (2.46m x 2.46m)  
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

## BATHROOM/WC

Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Bath, wash basin, wc and shower compartment.

## OUTSIDE

The enclosed rear garden has an Indian Stone patio and a golden gravel area.  
The sizeable corner plot has lawns and a block paved driveway leading to the...

## DETACHED GARAGE





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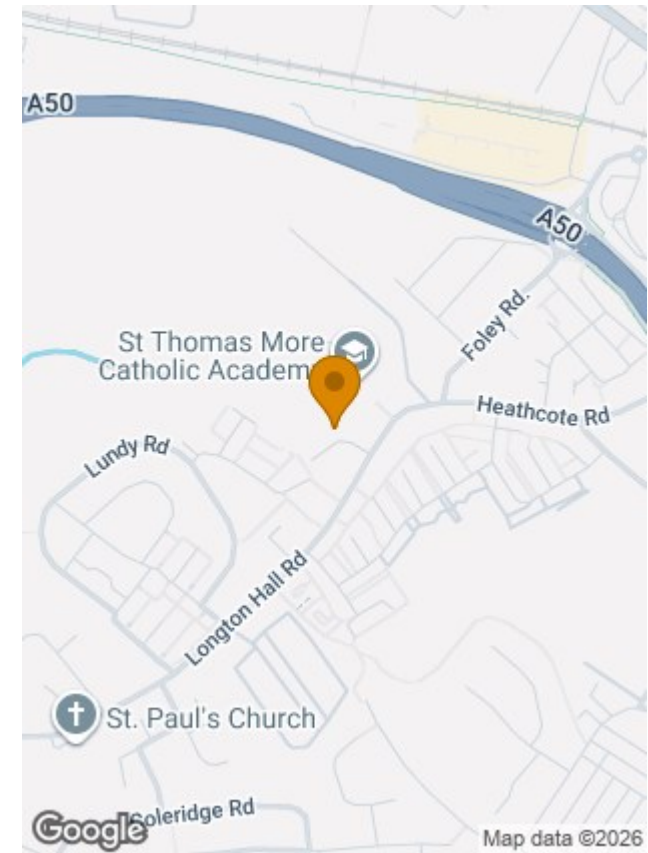


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



Google Map data ©2026

## MATERIAL INFORMATION

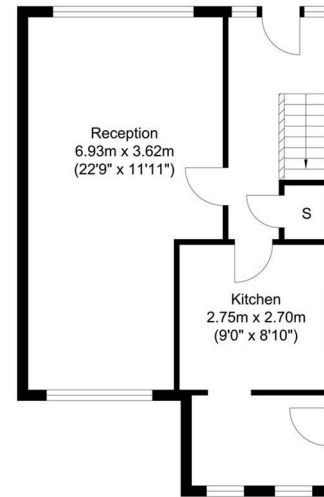
Tenure - Freehold

Council Tax Band - B

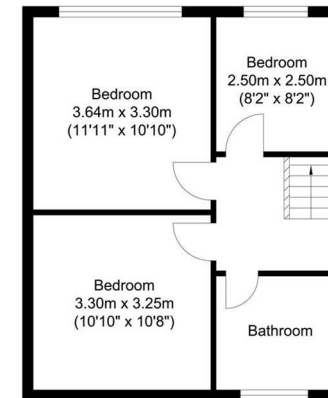


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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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