



Forsyte Road, Longton, Stoke-on-Trent

OIRO £210,000



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Freehold | EPC rating: D

- No Chain
- Walking to Sandford Hill primary
- Perfect family home

- Spacious link detached home
- 3 Bedrooms, Drive & Garage
- An abundance of amenities

BELVOIR!

Property is personal

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Description

***** NO CHAIN SALE***** Take a look at this spacious **3 Bedroom** family home in a **sought after** residential neighbourhood.

With a **Primary School and park** only a 5 minute walk away, **local shops** just around the corner and **Longton town centre** a 5 minute drive away you'll have all the amenities you could possibly need right there at you fingertips.

Comprising a Lounge, Kitchen/Diner, Utility, 3 Bedrooms and a Bathroom inside the property. Outside you'll find front and rear gardens a driveway and garage.

Take a look around the property using our virtual tour then call to book your in person viewing.

Tenure: Freehold - **EPC Rating:** D - **Council Tax Band:** C (Stoke on Trent City Council)

Photographs



Rooms

Hallway - 1.72 x 1.20m

Enter the property via the part glazed UPVC door with sidelight into a clean bright space with neutral decoration and tiles underfoot.

Lounge- 3.34 x 4.83m

With two large windows overlooking the front of the property this is another clean bright room. Spanning the full width of the property the living room is a really good-sized room perfect for various furniture and layout options.

Kitchen - 3.33 x 4.82

In the kitchen you will not be left wanting for storage. With an abundance of white wall and base units, work surfaces over, and integrated oven and four ring hob then a dual basin stainless steel sink and drainer. Neutral painted walls and a tiled floor finishes the room and a pantry/store cupboard make the perfect spot for the Hoover mop and fridge freezer.

Dining area - 1.91 x 2.78

With a beautiful view of the back garden through the rear door and side lights the dining area is easily big enough for a dining table and four chairs.

Utility - 1.93 x 2.06m

Home to the central heating boiler with more cupboard space, a hand basin and room for a washing machine. There is enough space here also to store shoes and coats out of sight rather than in the hallway.

Stairs and Landing - 2.72 x 0.81m

To the first floor now where the landing leads you to the bedrooms and family bathroom.

Bedroom 1 - 3.43 x 2.67m

The first of the double bedrooms can be found next to the bathroom and overlooks the front of the property. Neutrally decorated with carpet to the floor and space for a double or king-sized bed. Plenty of room also for a wardrobe and drawers the room could easily be the master bedroom.

Bedroom 2 - 3.39 x 2.54m

The second double bedroom overlooks the rear garden and again would be more than adequate size for the master bedroom. More neutral decoration finishes the room forming the perfect base to put your own stamp on the property.

Bedroom 3 - 2.47 x 2.28m

The third and final bedroom could be used as a single bedroom for a younger family member or even as a dressing room or home office for smaller families.

Bathroom - 2.54 x 2.11m

The bathroom comprises a three-piece white suite with a bath, pedestal hand basin and a toilet. The frosted glass window keeps the room private while letting in the natural light and an airing cupboard in the bathroom provides storage space for towels, toiletries and bedding etc.

Outside

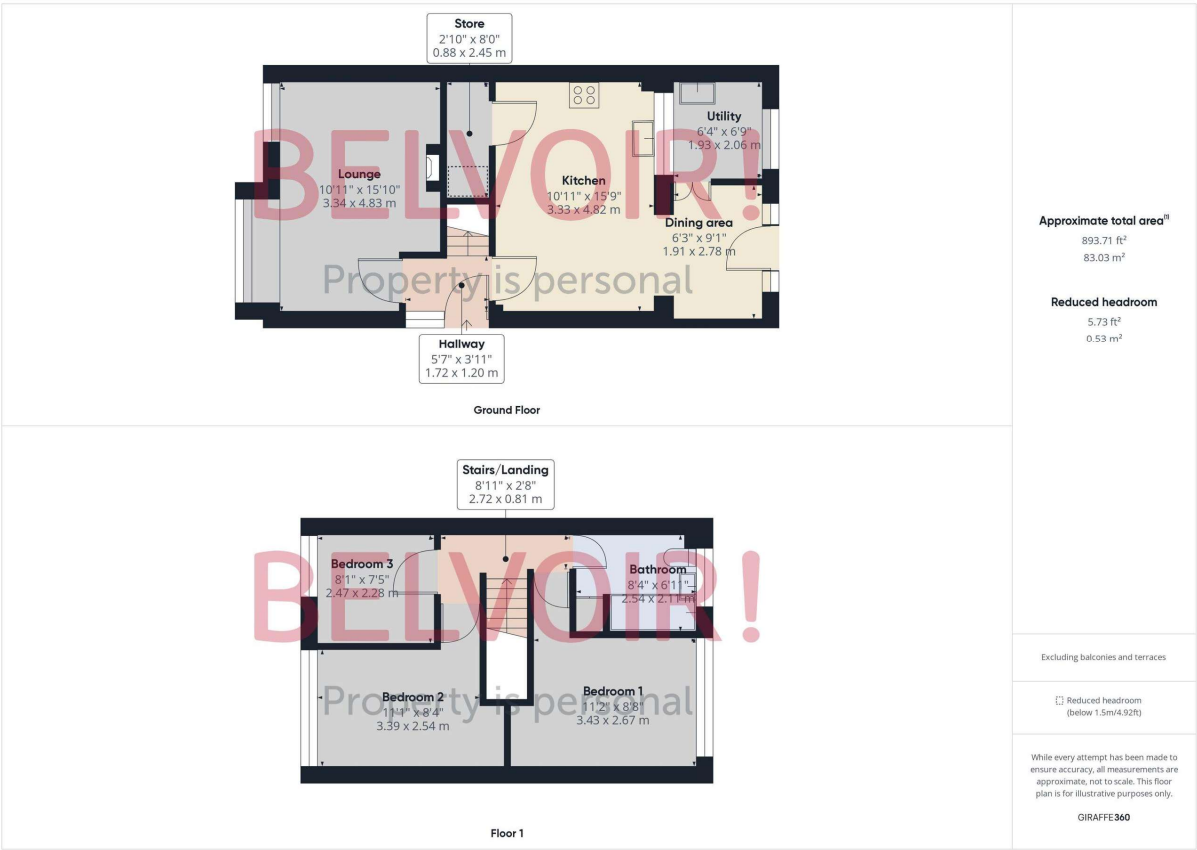
To the front of the property there's a lawn garden with brick wall boundaries. A slab driveway to the side of the property leads you to the garage with a flat roof and an up and over door. Then to the rear of the property you have a good sized lawn garden with slab footpaths and decorative planters. Timber fences line the boundaries offering a safe enclosed and private space to enjoy.

According to Ofcom's broadband checker, Highest available download speed is Ultrafast 1000Mbps. Highest available upload speed is Ultrafast 800Mbps with Virgin Media, Openreach and VX Fiber. The mobile checker shows likely indoor coverage with EE, O2 and Three there is limited indoor coverage with Vodafone. There is likely outdoor coverage with O2, Vodafone, Three and EE.

Disclaimer - The photographs used in the marketing materials were taken in January 2024. The property has since been rented out. Please allow for some variation.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Map

