



110 Longton Hall Road, Longton, Stoke-On-Trent, ST3 2EJ

£160,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM - 7 DAYS A WEEK !

"Home is the starting place of love, hopes, and dreams." – Peter H. Reynolds

Introducing a fantastic opportunity for first-time buyers: this beautifully presented two-bedroom semi-detached property boasts a modern interior, offering parking for two cars and a delightful garden to the rear. Nestled in a convenient and well-established residential area, this home features a comfortable lounge, a well-equipped kitchen, a ground-floor bathroom, and two spacious double bedrooms. Step into your dream of homeownership and create lasting memories in this beautiful home !

Denise White Agent Comments



An exceptional opportunity to purchase a beautifully presented two-bedroom semi-detached property, ideally situated in a well-established residential area. This home is conveniently located close to local amenities and major road networks, making it perfect for modern living.

The property boasts ample parking and features a generous enclosed garden to the rear, along with additional hardstanding for extra parking space. The accommodation briefly comprises a welcoming lounge, a well-appointed kitchen, a ground floor bathroom, and two comfortable bedrooms on the first floor.

This property is perfectly suited for first-time buyers, investors seeking a valuable opportunity, or individuals looking to downsize. Viewing is highly recommended to fully appreciate the prime location and the high standard to which the property has been presented.

Location

Longton, one of the six towns in Stoke-on-Trent, England, is historically renowned for its significant role in the pottery industry, contributing to the region's fame as "The Potteries." The town's development was driven by local clay and coal resources, and it flourished in the 19th century with the establishment of notable pottery companies and improved transportation via the North Staffordshire Railway. Longton is home to the

Gladstone Pottery Museum, Longton Exchange Shopping Centre, Queen's Park, and several heritage buildings like the Grade II listed Longton Town Hall. Today, Longton blends its rich industrial heritage with modern amenities, reflecting its ongoing transformation within the Stoke-on-Trent area.

Kitchen

11'5" x 13'4" max (3.50 x 4.08 max)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher. Integrated Servis oven. Gas hob. Drainer style sink unit. Access to boiler. UPVC double glazed window to the rear aspect. Double doors leading to outside. Ceiling lights.

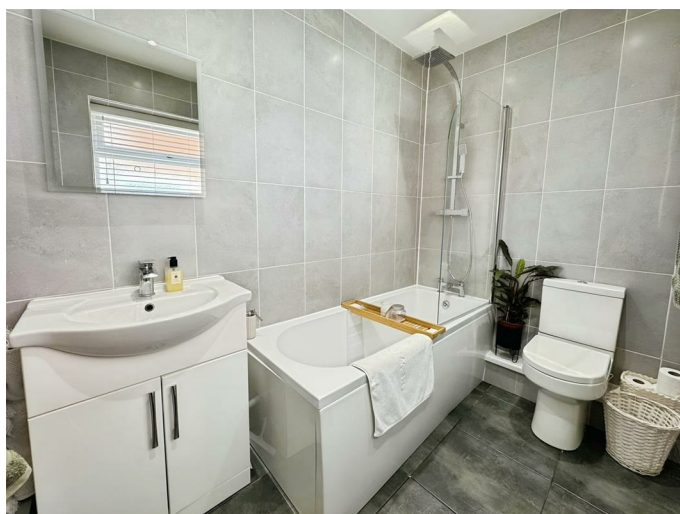
Living Room

12'5" x 12'2" (3.81 x 3.71)



Wooden design flooring. Wall mounted radiator. Electric fireplace. UPVC double glazed windows to the front aspect. Ceiling light.

Bathroom



Tiled flooring. Wall mounted radiator. Vanity style wash and basin. Bath with rain style shower attachment. WC. Heated towel rail. Inset spotlights.

First Floor Landing

Fitted carpet. Stairs leading to ground floor. loft access. Ceiling light.

Bedroom One

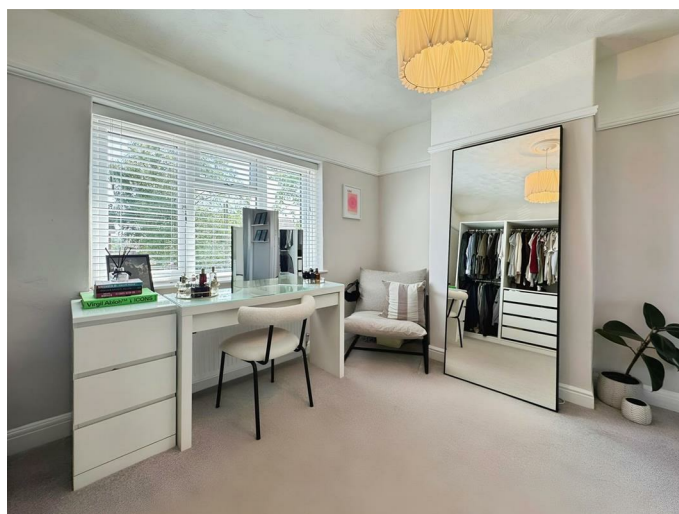
11'9" x 12'3" max (3.60 x 3.74 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

12'4" x 10'2" (3.76 x 3.12)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Outside



The property features a welcoming driveway at the front, providing allocated parking for one car. Additionally, a shared drive leads to an extra hardstanding area at the rear, allowing for parking of another vehicle.

The spacious and enclosed rear garden is designed for low maintenance, with flower border area and secured by fencing for privacy. A pathway meanders through the garden, leading to a charming seating area, perfect for enjoying the outdoors. For added convenience, there is also a wooden storage shed, ideal for keeping garden tools and equipment organised.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent - A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



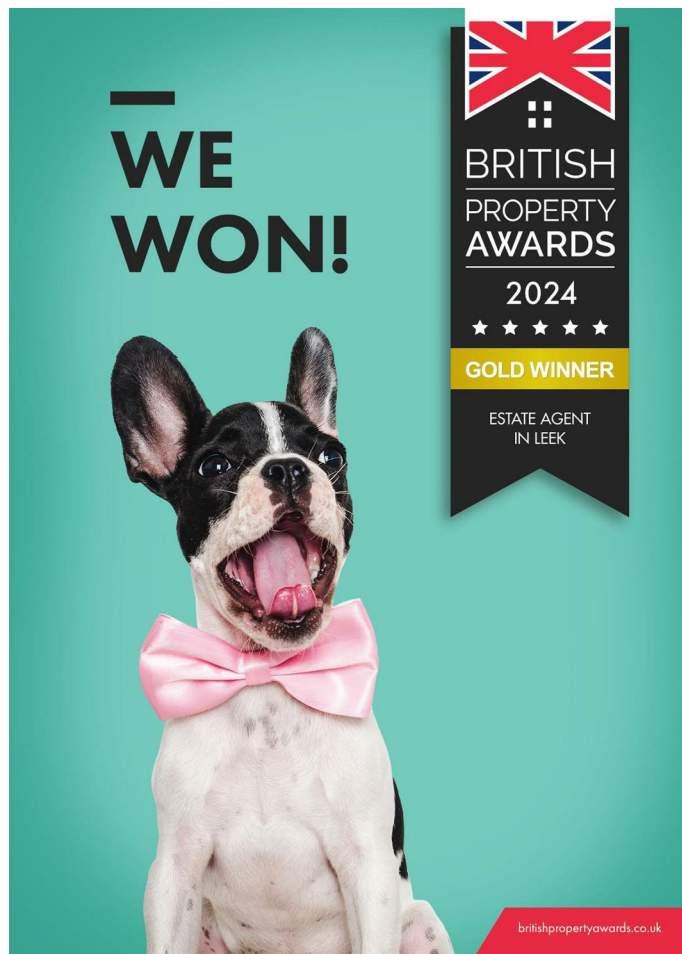
"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents

nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

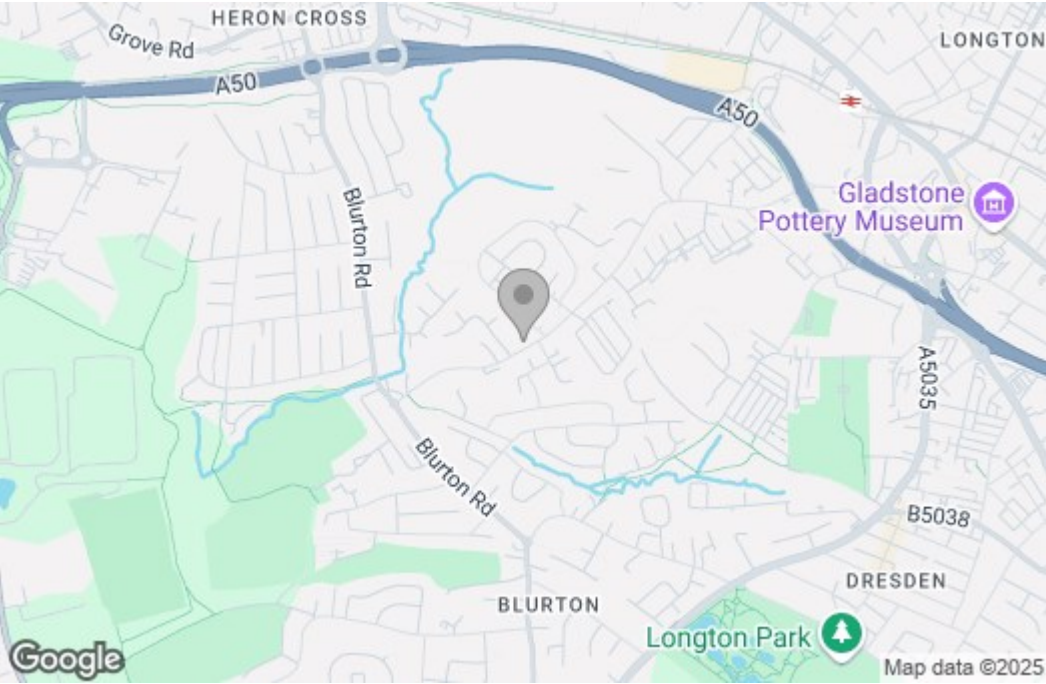
Floor Plan



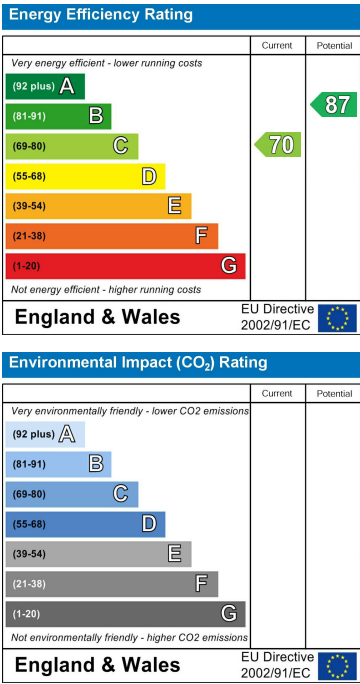
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.