

## Property Particulars

### School Lane, Longton.



- End Terraced Cottage
- Two Double Bedrooms
- Majority uPVC Double Glazing
- Contemporary Bathroom
- 1900's Build With Character Throughout
- Two Reception Rooms
- Modern Kitchen
- Driveway Parking

**£179,950**

A great opportunity to buy a lovely end cottage in the very heart of Longton Village. There are two double bedrooms, two great reception rooms, modern well fitted kitchen and a newly installed ground floor three piece bathroom suite. There is uPVC double glazing and gas fires. There is a front garden, driveway parking and a detached garage with an enclosed rear garden with a private and sunny aspect. Although some updating is required, primarily a central heating system. The property offers great potential for a possible single or two storey side extension, subject to any necessary planning permission, which would create a fabulous family home. The property has lots of character and original features throughout and gives the new homeowner a chance to create a wonderful property, in such a sought after village location. There are excellent local amenities, services, bars, restaurants and outstanding local businesses, shops and boutiques. Viewing is essential to fully appreciate the size setting, location and potential this traditional cottage has to offer. No Chain Delay

**Entrance Vestibule -**

With door to front and door to lounge.

**Front Lounge - 14' 9" x 14' 4" (4.49m x 4.37m)**

With a uPVC double glazed window to the front, coal effect gas fire with mantel surround, original coving to ceiling, wall lights and original sash window to the side, door to second reception room.



**Second Lounge - 11' 0" x 11' 4" (3.35m x 3.45m)**

With a gas fire set within a marble inset, hearth and surround, uPVC double glazed sash style window to the rear and ceiling light, under stairs storage cupboard, door to the kitchen.

**Kitchen -**

A modern well equipped kitchen with a range of wall, drawer and base units with contrasting working surfaces, electric hob and extractor hood, electric oven, sink unit and plumbed for washer window to side, door to inner hall and concealed stairs to the first floor. Access to rear inner hall area.



**Inner Hall -**

With door access to rear via side porch, door to ground floor bathroom.

**Bathroom - 7' 8" x 7' 4" TWP 2.34m x 2.23m)**

With a contemporary three piece suite comprising, low suite W.C. wash hand basin set on a vanity, panelled bath with shower over and glazed screening, fully tiled elevations, opaque uPVC double glazed window to the rear.



**First Floor Landing -**

Being approached by staircase from ground floor with a window to the side and doors off.

**Bedroom One - 14' 4" x 12' 9" (4.37m x 3.88m)**

A great double bedroom with a uPVC double glazed window to the front and ceiling light.



**Bedroom Two - 11' 6" x 11' 0" (3.50m x 3.35m)**

Another generous double bedroom with a uPVC double glazed window to the rear with open aspect and ceiling light, built-in cupboard.

**Outside -**

A lovely garden fronted cottage with the added benefit of driveway parking on approach to the garage.

**Rear Garden -**

The rear garden is paved with fencing and hedging enclosing, side access to garage and gated to the front.



**Attached Store -**

Being accessed by an opening from the side of the property there is a dilapidated and disused brick built out building which once repaired could be useful as a utility room.

**Detached Garage -**

With driveway approach.

**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**