

## Property Particulars

### Osbert Croft, Longton.



- **Detached True Bungalow**
- **Close To Village Centre**
- **Immaculately Presented**
- **New Kitchen With Appliances**
- **Sought After Location**
- **Renovated and Updated**
- **Quality Fittings & Decor**
- **New Stylish Bathroom**

**£319,950**

A show-home standard detached true bungalow set in the heart of Longton village. This stunning home has been renovated and offers a new and contemporary standard of finish throughout, as well as great design and versatility. There are three great size bedrooms, a superb bright and spacious lounge with a lovely wall mounted fire. The kitchen is new and has a great selection of appliances, comprising, electric oven, hob and extractor, fridge, washing machine and dishwasher. There is a useful breakfast bar peninsula, The property has a new combi boiler, with a 10 year warranty and there is new three piece stylish bathroom. There are front and rear gardens, driveway parking and a larger than average single garage to the rear. The property is decorated in a neutral and stylish finish with, quality internal doors, composite front door, flooring and fittings, giving this lovely home a fabulous 'newbuild' feel. Being close to all the excellent local services, amenities, independent shops, restaurants and coffee shops, as well as a pharmacy, doctors and library. Viewing is essential to fully appreciate the size, presentation and setting of this gorgeous home.

### **Entrance Hall -**

With a stylish contemporary composite front door and opaque side panel, quality flooring, lovely painted white internal doors, radiator, spot lights, storage cupboard, boiler cupboard and doors off.



### **Lounge/Diner - 16' 8" x 12' 0" (5.08m x 3.65m)**

A fabulous size lounge diner with a wall mounted electric fire, spot lights on dual settings, ideal for highlighting dining table and sitting area, uPVC double glazed window to the front and radiators.



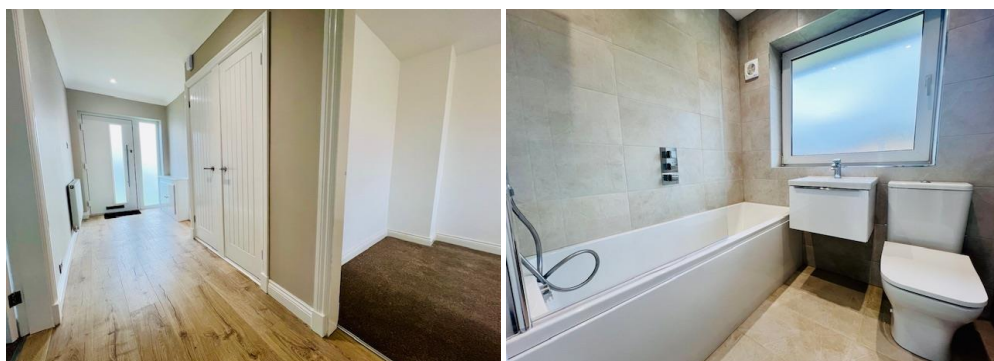
### **Kitchen/Breakfast Room - 12' 3" x 9' 4" (3.73m x 2.84m)**

With a range of wall drawer and base units with contrasting working surfaces which return to create splashback areas, electric oven, hob with matching splashback area and extractor hood, integrated fridge, dishwasher and washing machine, sink unit and drainer, useful breakfast bar peninsula, spotlights to ceiling, vertical contemporary radiator, uPVC double glazed window to the rear and door to the side.



**Bedroom One - 13' 0" x 10' 10" (3.96m x 3.30m)**

With uPVC double glazed window to the front, radiator and ceiling light.

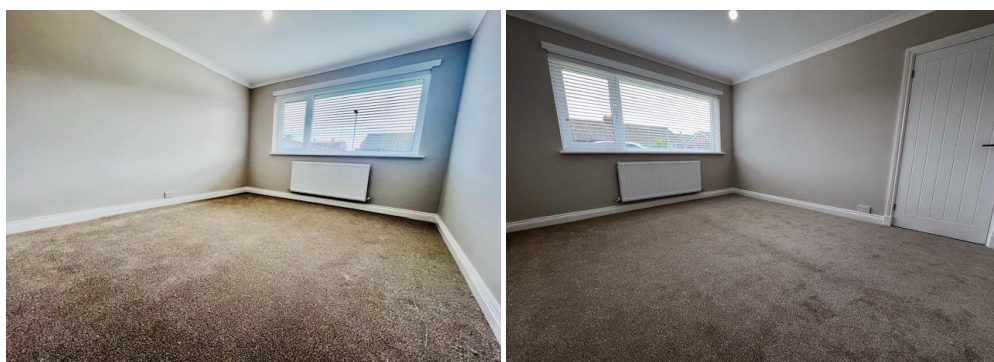


**Bedroom Two - 9' 10" x 8' 10" (2.99m x 2.69m)**

With uPVC double glazed window to rear, radiator and ceiling light.

**Bedroom Three - 10' 10" x 8' 0" (3.30m x 2.44m)**

With uPVC double glazed window to rear, radiator and ceiling light.



**Bathroom -**

A stylish three piece bathroom suite comprising panelled bath with mains shower over and a triple valve temperature, showerhead selection, bath with two showerheads, one rainwater and a second adjustable with fully tiled elevations and glazed screening, low suite W.C and wash hand basin on vanity unit, heated towel rail and extractor fan.

**Outside -**

To the front is a central lawn with flowerbed borders and driveway parking on approach to a detached garage.

**Rear Garden -**

With lawn area, path and patio areas, flowerbed borders and personal door to garage.



**Detached Garage - 20' 9" x 14' 3" (6.32m x 4.34m)**

A larger than average garage with up and over door with power and light and side door personal access.

**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**