

41 Ashwood, Longton, Stoke-on-Trent,
ST3 1DT



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Asking Price: £149,950



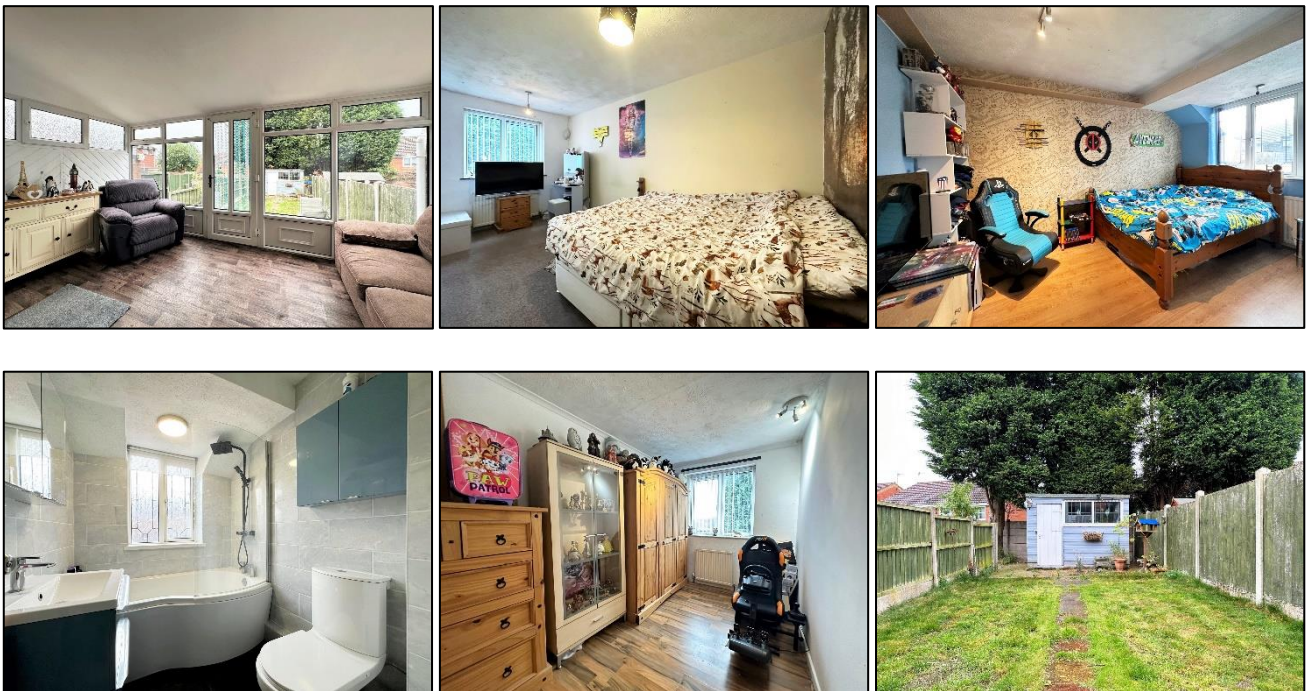


We are delighted to offer to market with no upward chain this deceptively spacious three-bedroom town house located in a popular residential area within short walking distance of Longton town centre & retail park, local schools and conveniently situated for Longton train station and all major commuter links across the City.

Comprising of entrance/ utility area, a spacious kitchen/ diner, inner hallway with staircase to first floor and living room leading to conservatory. The first floor provides three good sized bedrooms and a modern family bathroom. Benefiting from upvc double glazing and gas central heating throughout.

Externally offering block paved driveway with parking for two vehicles to the front elevation. Raised timber deck seating area, lawn and useful shed overlooking paved area to the rear of the property.

Tenure: Freehold



Accommodation briefly comprising of:

Entrance/ Utility Area: upvc exterior door to front elevation, internal door to inner hallway, washing machine plumbing point, archway leading through to kitchen/ diner.

Kitchen/ Diner: 17'7" x 7'5" max (5.35m x 2.26m) upvc double glazed window to front elevation, a range of matching wall and base units, composite sink & mixer tap, free standing gas oven, radiator.

Inner Hallway: internal door leading from entrance/ utility area, entrance to open staircase, internal door leading to living room, radiator.

Living Room: 14'5" x 14'1" max (4.39m x 4.28m) internal door leading to under-stairs storage cupboard, wall mounted electric fire, tv point, upvc double glazed sliding door to rear elevation leading to conservatory, radiator.

Conservatory: 14'10" x 7'7" max (4.53m x 2.31m) upvc double glazed windows to side and rear elevations, upvc/ glass exterior door to rear elevation leading to rear garden.

First Floor Landing: internal doors to bedrooms, bathroom and storage cupboard housing combination boiler, loft access to part boarded loft space.

Bedroom 1: 14'9" x 8'2" max (4.50m x 2.49m) upvc double glazed window to rear elevation, radiator.

Bedroom 2: 12'9" x 8'2" max (3.89m x 2.50m) upvc double glazed window to front elevation, radiator.

Bedroom 3: 11'6" x 7'1" max (3.51m x 2.17m) upvc double glazed window to rear elevation, radiator.

Bathroom: 6'11" x 5'10" max (2.11m x 1.78m) upvc double glazed window to front elevation, white suite comprising of curve shaped bath with black shower fittings behind a curved shower screen, inset sink & mixer tap over vanity unit, low level flush toilet, radiator.

Council Tax Band: B

Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

