



36, Longhope Drive, Stone, ST15 0LR



**Asking Price £210,000**

An excellent value for money town house in a quiet cul-de-sac position on the edge of town, ideally located within strolling distance of local schools and shops. The house offers surprisingly spacious accommodation with a comfortable sitting room, large open plan dining kitchen which has been extended to the rear and features newly fitted units, downstairs loo, two double bedrooms, generous size third bedroom and bathroom. The property occupies one of the larger plots in the road, with gardens to the front, side and rear. Features upvc double glazed windows and gas central heating, well maintained but does nevertheless offer the opportunity for a new owner to stamp their own mark. Sensibly priced. No upward chain.



01785 811 800

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#### Entrance Porch

Fully enclosed storm porch with upvc double glazed door and windows.

#### Hall

Spacious reception area with upvc half glazed door, turned staircase to the first floor landing with storage below.

#### Cloakroom

With white suite comprising; WC & hand basin. Space to accommodate a shower if so required.

#### Lounge

A large L-shape living room with window to the rear and sliding patio doors opening to the front garden. Door through to the kitchen. TV aerial point. Radiator.

#### Dining Kitchen

A spacious open plan kitchen with ample room for a family size dining table. The kitchen is extended to the rear and features a newly fitted range of wall & base cupboards with painted traditional style cabinet doors and coordinating marble effect work surfaces with inset sink unit. Space for appliances. Ceramic tiled floor to the kitchen area and wall tiling between the work surfaces and wall cupboards. Windows to the side and rear, half glazed upvc door opening to the garden. Radiator

#### Landing

With large storage cupboard.

#### Bedroom 1

Double bedroom with window to the front of the house. Radiator.

#### Bedroom 2

Double bedroom with window to the rear of the house. Radiator.

#### Bedroom 3

Double bedroom with window to the rear of the house. Radiator.

#### Bathroom

Fitted with a white suite comprising; bath with shower over, wall mounted basin & WC. Ceramic wall tiling to full height and wood effect floor. Radiator.

#### Outside

The house occupies a good size plot with gardens to the front, rear and side which are a combination of lawn and hard landscaping with planted beds & borders. Pedestrian access to the rear which leads to a parking area at the end of the row of properties.

#### General Information

Services; Mains gas, water, electricity & drainage. gas central heating.

Council Tax band B

Tenure; Freehold

Viewing by appointment

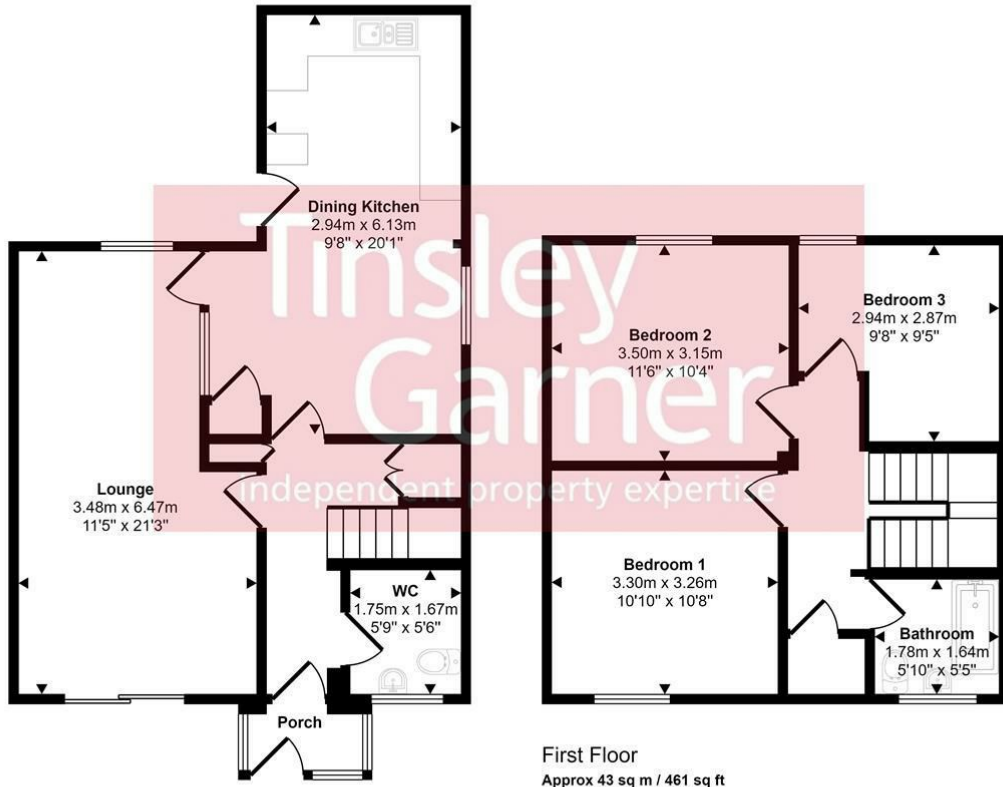
For sale by private treaty, subject to contract.  
Vacant possession on completion.







Approx Gross Internal Area  
97 sq m / 1042 sq ft



Ground Floor  
Approx 54 sq m / 580 sq ft

First Floor  
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		