

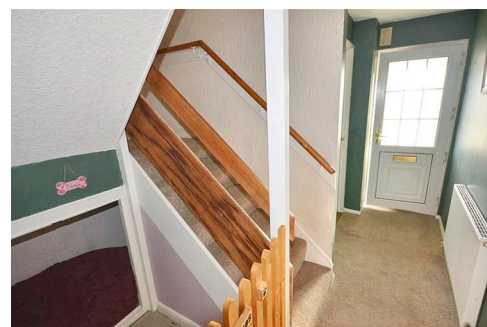


30, Longhope Drive, Stone, ST15 0LR



£175,000

An excellent value for money town house, set 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; entrance porch, hallway, living room, large open plan dining kitchen, downstairs guest cloakroom with shower, two double bedrooms, generous size third bedroom, and a modern bathroom. Also with an enclosed garden to the rear, pleasant outlook at the front over a landscaped pedestrian area, and benefitting from Upvc double glazed windows, and gas combi central heating. Sensibly priced - No upward chain.



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#### Entrance Porch

With Upvc double glazed front doors and windows, tiled floor, coach light, and further Upvc obscure double glazed door opening to the hallway.

#### Hallway

With under stairs storage cupboard, radiator, doorways to the living room, kitchen diner, guest cloakroom/shower room, and access to the first floor stairs.

#### Living Room

A spacious reception room offering a Upvc double glazed window to the front elevation, TV connection, and radiator.

#### Kitchen Diner

A good size open plan kitchen with plenty of space for a dining table. Fitted with a range of wall and floor units, marble effect work surfaces with inset stainless steel sink and drainer with chrome mixer tap. Radiator, two Upvc double glazed windows and part glazed external door opening to the rear garden.

Gas cooker connection point, plumbing for washing machine and dish washer.

#### Guest Cloakroom/ Shower Room

Fitted with a white suite comprising; WC, wall mounted wash hand basin with chrome taps, shower enclosure with Triton electric shower system. Part tiled walls, wall mounted electric heater, Upvc obscure double glazed window to the front aspect, and vinyl flooring.

#### First Floor

##### Stairs & Landing

With turned staircase to the first floor landing, storage cupboard, loft access, and airing cupboard housing a Worcester Greenstar 30si gas combi central heating boiler.

##### Bedroom One

With fitted bedroom wardrobes and storage, Upvc double glazed window overlooking the rear garden, and radiator.

##### Bedroom Two

A second double bedroom with Upvc double glazed window to the front of the property, and radiator.

##### Bedroom Three

A generous size single bedroom with radiator, and Upvc double glazed rear aspect window.

##### Family Bathroom

Fitted with a white suite comprising; standard bath and panel with chrome taps, pedestal wash hand basin with chrome taps, WC. Fully tiled walls, radiator, Upvc obscure double glazed window to the front elevation, and vinyl flooring.

#### Outside

The house is set in a pleasant position accessed from a pedestrian walkway. With an enclosed front garden and hard landscaped rear garden with pedestrian rear access. Parking is on the car park adjacent to the block of houses.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession upon completion.

Council Tax Band B

No upward chain

#### Services

Mains gas, electricity, and drainage.

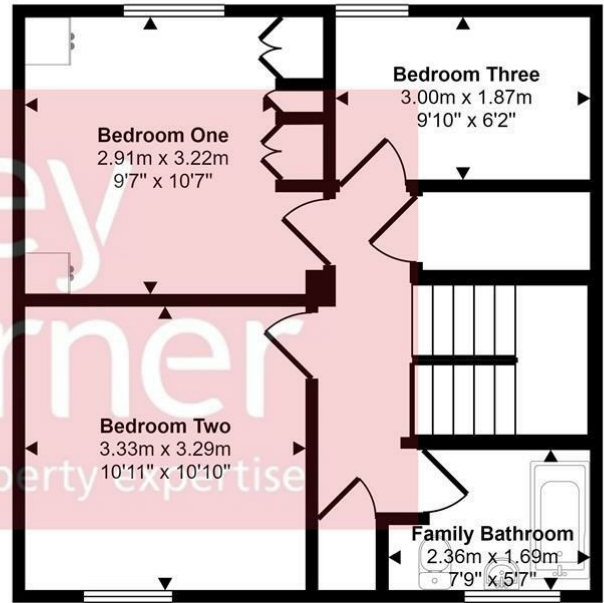
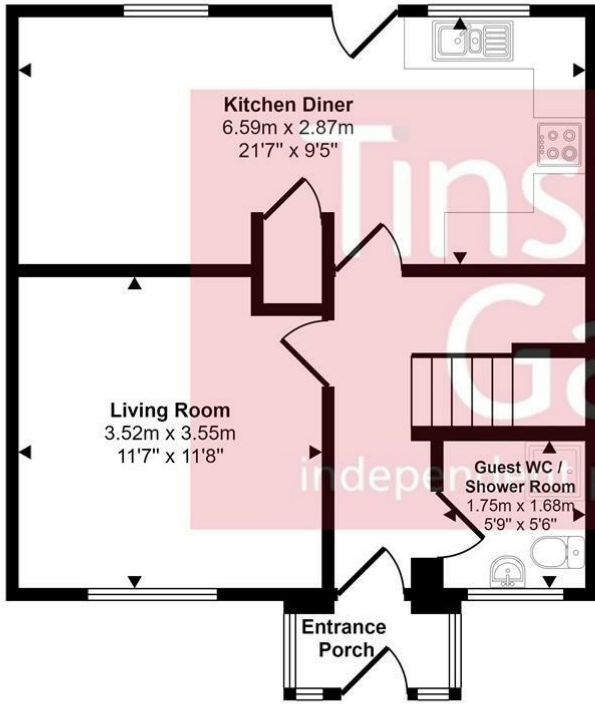
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent



Approx Gross Internal Area  
90 sq m / 971 sq ft



First Floor  
Approx 44 sq m / 478 sq ft

Ground Floor  
Approx 46 sq m / 493 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	88
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	81
England & Wales		EU Directive 2002/91/EC	