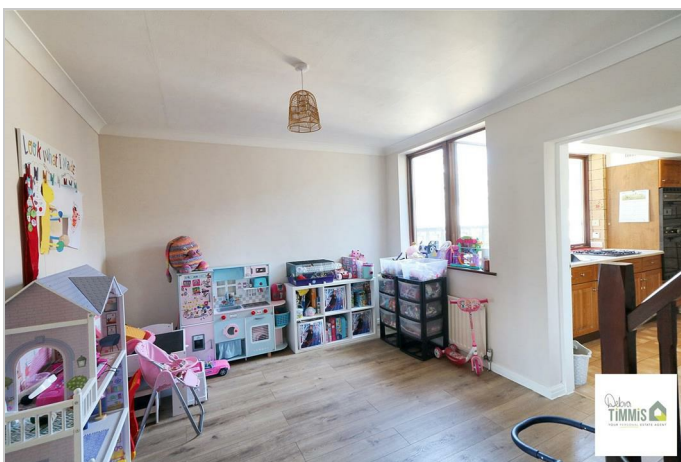


**Longport Road Longport Stoke-On-Trent ST6 4NJ**



**Offers In The Region Of £120,000**



## Longport Road, Longport, Stoke-On-Trent, ST6 4NJ

Could you be the lucky owner of this great home?  
Are you a first time buyer or family looking for somewhere of your own?  
This lovely mid terrace house is available to see!  
And if you want to get your foot on the ladder, this one it could be!  
With TWO BEDROOMS and spacious bathroom/utility to the first floor  
Plus TWO RECEPTION ROOMS and a fitted kitchen, could you want more?  
With low maintenance rear yard and in a great location  
Call us now to arrange to view this great accommodation

Nestled on Longport Road in the charming area of Longport, this deceptively spacious mid-terrace property presents an excellent opportunity for both first-time buyers, families and those seeking a comfortable rental. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. Upon entering, you are welcomed by an inviting entrance porch that leads into a bright lounge, perfect for unwinding after a long day. Adjacent to the lounge is a dining or sitting room, which offers a versatile space that can be tailored to your needs. The fitted kitchen is functional and well-equipped, making meal preparation a delight.

The first floor features two generously sized bedrooms, ensuring a restful retreat for all occupants. A conveniently located bathroom, which also serves as a utility area, adds to the practicality of the home. Additionally, the property includes an attached workshop/store with a WC, providing extra storage or workspace options. The benefits of double glazing and central heating ensure comfort throughout the seasons.

Situated in a popular location, this mid terrace property is not only a lovely home but also a wise investment. Viewing is highly recommended to fully appreciate the space and potential this property has to offer. Don't miss the chance to make this delightful property your own.

### Entrance Porch

With double glazed door. Access into the lounge.

### Lounge

19'9" into box window narrowing to 16'11" x 14'6" (6.03 into box window narrowing to 5.16 x 4.44 into)  
Double glazed box window to the front aspect. Two radiators. Feature surround.

### Dining/Sitting Room

14'7" narrowing to 11'8" x 10'6" (4.46 narrowing to 3.58 x 3.22)  
Double glazed window. Stairs off to the first floor. Radiator. Laminate flooring. Useful storage cupboard.

### Kitchen

10'9" x 9'10" (3.29 x 3.02)  
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Stainless steel sink and drainer, mixer tap. Four ring gas hob and built-in oven. Tiled walls and floor. Radiator. Double glazed window. Access to the attached workshop.

### Workshop/Store

19'9" x 10'5" (6.03 x 3.18)

Wall mounted central heating boiler. Access to the WC. Power and light. Side door access to the yard.

### First Floor

#### Landing

Useful store cupboard, Stairs to the loft.

#### Bedroom One

14'6" x 12'5" to robe (4.42 x 3.79 to robe)

Double glazed window. Built-in wardrobes. Radiator.



#### Bedroom Two

12'4" x 8'7" (3.77 x 2.64)

Double glazed window. Radiator.





### Bathroom/Utility

10'9" x 8'0" (3.28 x 2.44)

Suite comprises, panelled bath, wash hand basin, shower cubicle housing shower and low level WC. Plumbing for automatic washing machine and space for dryer. Tiled walls. Radiator. Door to roof terrace.



### Externally

Forecourt and rear yard with pedestrian access.

### Loft

17'7" x 11'5" max (5.38 x 3.48 max)

Three sky lights. Built-in wardrobes and under eaves storage.



Approx Gross Internal Area  
148 sq m / 1593 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.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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