

£210,000

7 Longbrook Avenue, Blurton



- Extended semi detached house
- Family accommodation
- Three bedrooms
- Kitchen & utility room
- Ground floor WC
- Ample off road parking
- Garage
- No upward chain!
- Viewing essential!

A beautifully presented and generously proportioned extended semi detached house. Great location within reach of Longton Park. Lovely enclosed South facing rear garden enjoying a good degree of privacy. Many impressive features include lounge/diner, kitchen, GF WC, utility room, three bedrooms and family bathroom/WC. A driveway provides ample parking and leads to an attached garage. An internal inspection could not come more highly recommended. No upward chain!

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HALLWAY

Light Oak solid wood flooring, central heating radiator.

LOUNGE/DINER

22'4" x 13'2" *narr to 10'1" (6.81m x 4.01m x 3.07m)*

Fitted carpet, two central heating radiators, uPVC double glazing, feature fireplace with fitted gas fire, uPVC patio door to rear garden.

KITCHEN

11'1" x 9'4" *(3.38m x 2.84m)*

Composite sink with cupboards below, base and wall storage units, working surfaces. Integrated fridge, central heating radiator, breakfast bar, store. Light Oak solid wood flooring, uPVC double glazing.

SIDE ENTRANCE

uPVC door, tiled floor, store.

UTILITY ROOM

10'0" x 10'5" *(3.05m x 3.18m)*

Stainless steel sink unit with cupboards below, working surfaces, plumbing for washing machine, central heating radiator, tiled floor, uPVC double glazing.

GROUND FLOOR WC

Low level WC, uPVC double glazing, tiled floor.

FIRST FLOOR

LANDING

Fitted carpet, uPVC double glazing, airing cupboard housing combi boiler.

BEDROOM ONE

11'11" x 10'7" *(3.63m x 3.23m)*

Fitted carpet, central heating radiator, uPVC double glazing, fitted storage units.

BEDROOM TWO

10'0" x 10'7" *max (3.05m x 3.23m)*

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM THREE

6'11" x 7'0" *(2.11m x 2.13m)*

Laminate flooring, central heating radiator, uPVC double glazing, fitted wardrobes.

BATHROOM/WC

8'11" x 5'6" *(2.72m x 1.68m)*

Panelled bath with shower over and screen, vanity wash hand basin, low level WC, tiling to walls and floor, central heating radiator, uPVC double glazing.

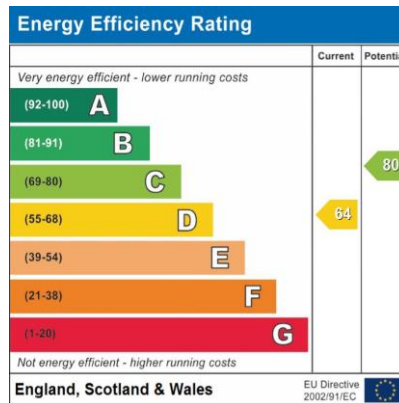
GARAGE

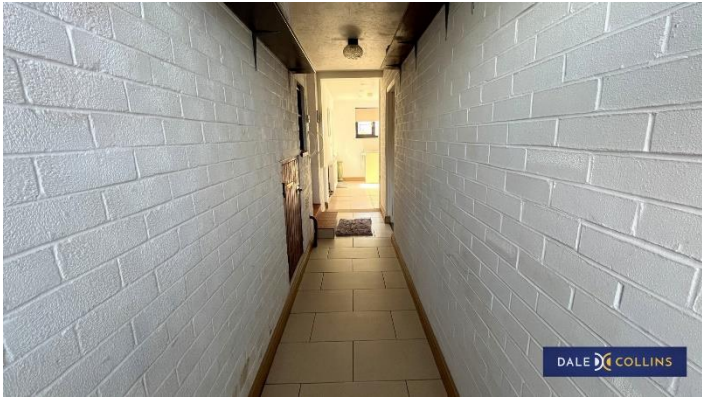
18'0" x 9'2" *(5.49m x 2.79m)*

Electric roller shutter door, power and lighting.

EXTERNALLY

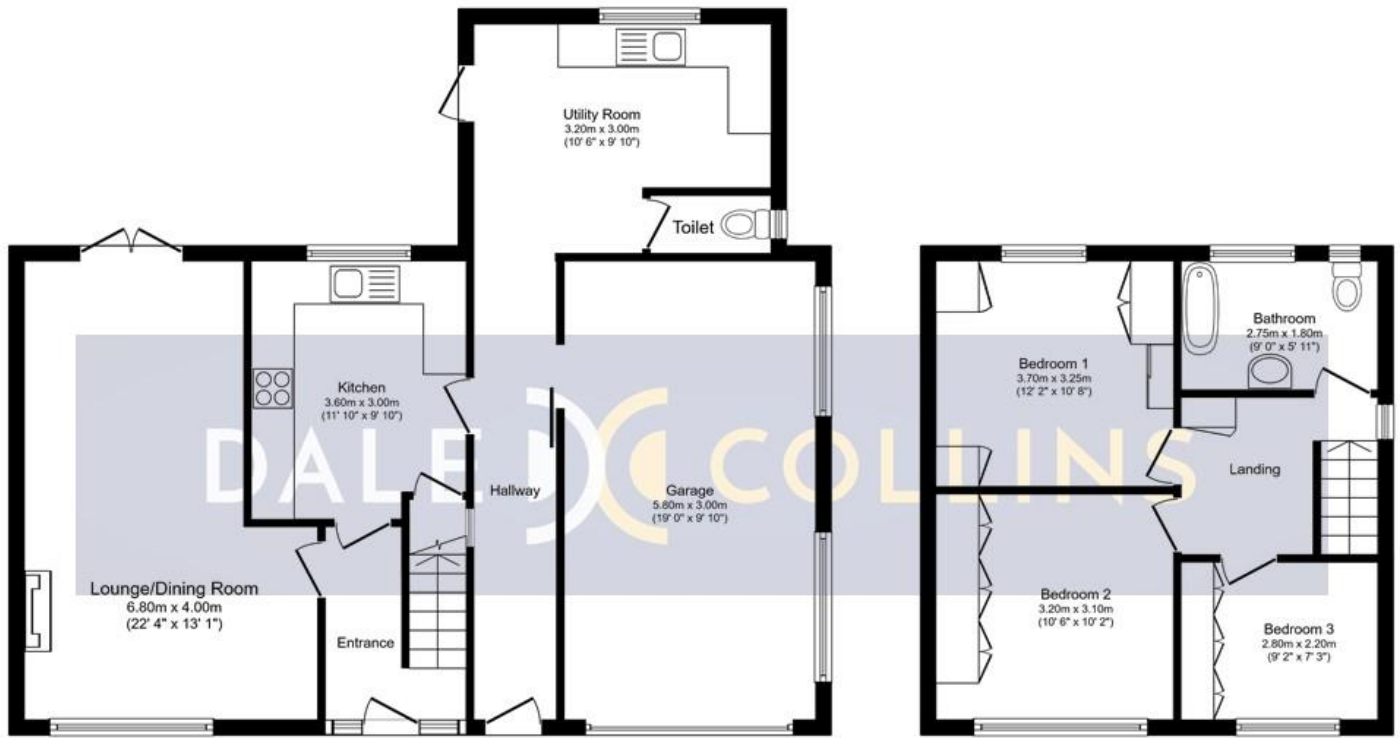
Front garden adjoined by a brick block driveway leading to the attached garage. To the rear of the property is a lovely south facing garden which is easily maintained having paved patio areas, borders, external water supply and shed.











TOTAL: 123.8 m² (1,332 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Location: 7 Longbrook Avenue, Blurton



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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